



5 Lylehill Green, Templepatrick, Ballyclare, BT39 0BF

Offers Over £499,950

- Red brick detached property in residential area of Templepatrick
- 4 Reception rooms
- White bathroom suite
- Double glazing in uPVC frames
- Integral garage with electric door and utility room
- 5 Bedrooms (2 ensuite shower rooms & dressing room)
- Luxury fitted kitchen with casual dining area open plan to sunroom
- Oil fired central heating
- Downstairs W/C
- Luxuriously presented throughout and beautifully landscaped gardens

5 Lylehill Green, Ballyclare BT39 0BF

5 Lylehill Green is an exceptional detached family home, offering spacious and versatile accommodation perfectly suited to modern family living. Boasting five well-proportioned bedrooms and four reception rooms, this impressive property provides an abundance of living space throughout. A particular highlight is the beautiful open plan kitchen and dining area, designed for modern day living and seamlessly flowing into the bright and inviting sunroom overlooking the beautifully landscaped rear gardens, creating the perfect setting for relaxing or entertaining all year round. The property enjoys a fabulous location within close proximity to Templepatrick Village, renowned for its excellent amenities, restaurants and convenience for commuting. Families will also appreciate the ease of access to the highly regarded Templepatrick Primary School. Externally, the home benefits from mature gardens that have been thoughtfully maintained, adding further appeal to this superb residence. Combining generous accommodation with a prime location, 5 Lylehill Green presents a fantastic opportunity to acquire a wonderful family home in a sought-after setting.



Council Tax Band: Northern Ireland



Ground Floor

Reception Porch

Reception Hall

Ceramic tiled flooring, downlighters

Cloaks

Low flush W/C, wall hung wash hand basin, ceramic tiled flooring, extractor fan

Lounge

21'7 x 12'10

Into bay, solid wood flooring, downlighters, double doors to:

Family Room

12'11 x 11'2

Gas fire, downlighters

Kitchen

15'8 x 12'11

Luxury fitted kitchen with range of high and low level units, granite worksurfaces, inlaid stainless steel franke sink unit with mixer tap and vegetable sink, built in 5 ring gas hob, two built in Bosch fan assisted oven, stainless steel extractor fan, space for a tumble dryer, built in dishwasher, ceramic tiled flooring, breakfast bar, open plan to:

Dining Room

12'10 x 12'8

French doors to rear, solid wood flooring

Sunroom

12'10 x 9'10

Solid wood flooring, French doors to rear, downlighters

Utility Room

8'9 x 5'11

Range of units, round edge worksurfaces, stainless steel sink unit with mixer tap, plumbed for washing machine, ceramic tiled flooring, uPVC door to rear

Office

9'4 x 8'5

First Floor

Landing

Gallery landing with vaulted ceiling, walk in hot press

Bedroom (1)

19'0 x 18'7

French doors

Dressing Room

Ensuite Bathroom

Luxury white bathroom suite, built in bath with mixer tap and hand shower, wall hung wash hand basin with twin drawer, low flush W/C, glazed shower unit with controlled shower, tiling, downlighters, extractor fan

Bedroom (2)

12'11 x 12'10

Downlighters

Ensuite Shower Room

Low flush W/C, wall hung wash hand basin, corner glazed shower unit with controlled shower, tiling, extractor fan, downlighters

Bedroom (3)

12'11 x 9'5

Plus built in robe

Bedroom (4)

12'10 x 12'8

Bedroom (5)

8'4 x 7'11

Bathroom

White bathroom suite, low flush W/C, wall hung wash hand basin, built in bath unit with mixer tap, glazed shower unit with controlled shower, tiling, ceramic tiled flooring, downlighters

Outside

Front: in driveway

Rear: in lawn, paved patio area, in lawn, plants, trees and shrubs

Garage

19'2 x 18'7

Oil fired boiler, insulated cylinder, electric door

Disclaimer/ Additional Information

The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.

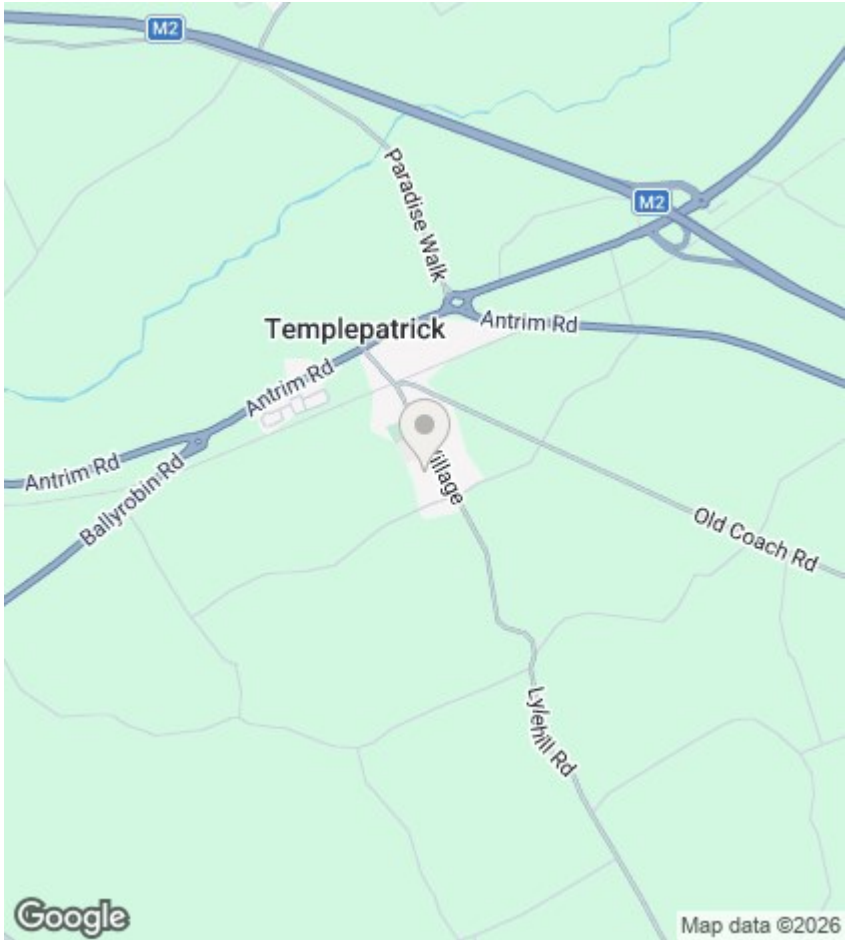
Tenure - Leasehold Broadband & mobile checker for Northern Ireland

<https://www.nidirect.gov.uk/services/broadband-and-mobile-checker> Flooding maps for Northern Ireland

<https://www.nidirect.gov.uk/information-and-services/your-neighbourhood-roads-and-streets/flooding-your-area> Please

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Directions

Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	61
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

First Floor

