



7 Lylehill Green, Templepatrick, BT39 0BF

- Impressive Detached Villa
- Three Separate Reception Rooms
- Deluxe Bathroom With Five Piece Suite
- Utility Room; Furnished Cloakroom
- Gardens Front, Side and Rear
- Five Bedrooms; Master En Suite
- Kitchen With Informal Living / Dining Area
- Oil Heating; PVC Double Glazing
- Private Driveway; Integral Garage
- Highly Sought After Development

Offers Over £450,000

EPC Rating B



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood double doors. Tiled floor. Stairwell to first floor. Vaulted ceiling. Access to under stairs store.

LOUNGE 18'2" x 13'8"

Solid limestone Castille fireplace with matching hearth. Cast iron gas stove. Tiled floor. Dual aspect windows. Glass panelled French doors to kitchen.

DINING ROOM 15'11" x 13'1"

Currently utilised as games room.

FAMILY ROOM 12'10" x 10'10"

Cast iron wood burning stove on slate hearth. Tiled floor.

KITCHEN WITH INFORMAL LIVING / DINING AREA

widest points

Luxury fitted country style kitchen with comprehensive range of high and low level storage units in solid oak door and contrasting solid granite work surface. Matching island unit with breakfast bar area. Space for range style oven with extractor hood over. Ceramic double sink unit. Integrated dishwasher and wine fridge. Space for American style fridge freezer. Glass fronted display cabinet. Solid granite upstands to walls. PVC double glazed French doors to rear garden. Tiled floor.



UTILITY ROOM widest points

Comprehensive range of fitted storage units with solid granite work surface. Inlaid stainless steel sink unit. Plumbed for automatic washing machine. Space for tumble dryer. Solid granite upstands to walls. Tiled floor. Access to furnished cloakroom and garage. PVC panelled door to rear garden.

FURNISHED CLOAKROOM

Contemporary white two piece suite comprising vanity unit and WC. Splash back tiling to sink. Tiled floor.

FIRST FLOOR

LANDING

Access to hot press and roof space (with slingsby style ladder).

MASTER BEDROOM 16'7" x 13'9"

Open arch leading to:

DRESSING ROOM 13'9" x 7'8"

Range of fitted wardrobes and storage units.

DELUXE EN SUITE SHOWER ROOM

Contemporary three piece site comprising oversized, tiled shower enclosure, floating vanity unit and WC. Thermostat controlled mains shower unit with drench shower head. Towel radiator. Part tiling to sink. Illuminated mirror over sink. Tiled floor.

BEDROOM 2 16'7" x 11'10"

BEDROOM 3 11'10" x 11'9"

BEDROOM 4 widest points

Built in wardrobe. Plumbed for three piece suite / en suite shower room.

BEDROOM 5 widest points

DELUXE BATHROOM

Contemporary white five piece suite comprising freestanding bath, separate fully tiled oversized shower enclosure, vanity unit with twin sink units and WC. Thermostat controlled shower with drench shower head. Illuminated mirror over sink. Twin towel radiator. Solid quartz top and splash back to vanity unit. Tiled floor.

EXTERNAL

Private driveway finished in tarmac.

Front garden finished in lawn and range of plants and shrubs.

Double gates leading to further driveway and service area.

PVC soffits, fascia and rainwater goods.

Fully enclosed side and rear gardens finished in lawn, play/patio area, timber decking and range of plants, trees and shrubbery.

Timber summer house with power and light.

PVC oil storage tank.

External lighting.

Outside tap.

INTEGRAL GARAGE 19'10" x 11'10"

Insulated, power operated up and over door. Separate service door to utility room. Power, light and oil fired central heating boiler.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS


Please note that we have not tested the services or systems in this property.

Purchasers should make/commission their own inspections if they feel it is necessary.



Immaculately presented, five bedroom / three reception, detached villa with integral garage, occupying a prime site within the highly sought after Lylehill Green development, Lylehill Road, Templepatrick. The property comprises entrance hall with vaulted ceiling, lounge with solid limestone Castille fireplace and gas stove, separate dining room, family room with wood burning stove, luxury fitted kitchen with informal living/dining area, utility room, furnished cloakroom, four well proportioned bedrooms, to include master with deluxe en suite shower room and open arch to dressing room, and deluxe bathroom with contemporary five piece suite. Externally the property enjoys private driveway finished in tarmac with double gates leading to further driveway and service area, integral garage, timber summer house with power and light, and gardens front, side and rear. Other attributes include oil heating, under floor heating to ground floor and PVC double glazing. Early viewing recommended.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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