

1A Lylehill Road, Ballyclare, BT39 0AQ



- Impressive Detached Bungalow
- 3 Bedrooms
- 2 Reception Rooms
- Highly Sought After Residential Location
- Prime Private Mature Corner Site
- PVC Double Glazed Windows, Doors And Fascias
- Spacious Kitchen With Dining Aspect
- Oil Fired Central Heating
- PVC Double Glazed Conservatory

PRICE Offers Around £195,000

Positioned on a prime mature corner site just off the Lylehill Road in Templepatrick Village. This impressive detached bungalow will interest the purchaser searching for a home within walking distance of the village and Templepatrick Primary School. Enjoying a well planned spacious living layout incorporating 3 bedrooms, 2+ receptions plus a double glazed conservatory. Externally the property enjoys a private courtyard style garden to rear. Priced to allow for some modernisation an early viewing is recommended.

> Sales > New Homes > Commercial > Rentals > Mortgages

Antrim
12 Church Street
Antrim
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
Ballyclare
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
Glengormley
BT36 5EU
Tel: (028) 9083 0803

ACCOMMODATION

PVC double glazed front door with leaded glass inset and matching side screens into:-

ENTRANCE PORCH

Quarry tiled floor. Entrance door into:-

HALLWAY

With exposed hardwood flooring. Built in storage cupboard with sliding mirror doors.

LOUNGE 20'1" x 12'1"

Approximately. Feature floor to ceiling stone clad chimney breast with tiled hearth and gas fire. Dual picture style windows. Timber panelled vaulted ceiling. Exposed hardwood flooring. Open plan into:-

SNUG 8'9" x 6'9"

DINING ROOM 10'8" x 9'3"

(PLEASE NOTE DINING ROOM WINDOW IS SINGLE GLAZED) Access to:-

ATTACHED PVC DOUBLE GLAZED PORCH/ UTILITY AREA 10'8" x 7'4"

Single drainer sink unit. Access to gardens.

KITCHEN 16'9" x 12'3"

Equipped with a comprehensive range of high and low level fitted units with complementary work surfaces. Co-ordinating single drainer sink unit with antique style mixer tap. Integrated appliances including dishwasher, eye level oven and separate 4 ring hob with overhead extractor fan housed in matching canopy.

REAR HALL

With tiled floor. Oil fired boiler.

PVC DOUBLE GLAZED CONSERVATORY 11'0" x 10'8"

Tiled floor. PVC double glazed doors to garden.

BEDROOM 1 14'1" x 10'3"

Dual window aspect. Built in three bay mirrored wardrobe plus two bay wardrobe.

BEDROOM 2 12'7" x 10'4"

Fitted vanity unit with wash hand basin. Fitted wall to wall wardrobe.

BEDROOM 3 9'6" x 8'7"

Presently used as office. Built in double mirrored wardrobe.

BATHROOM

Comprising shower enclosure with folding shower screen, button flush w.c. and wash hand basin with mono bloc tap. Disabled walk in shower/ bath with shower attachment.

OUTSIDE

Prime mature site with garden to front and side in lawn. Stocked with a variety of shrubs and screened by hedgerow. Private parking forecourt to side. Brick paved walkways.

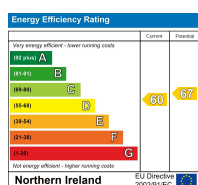
Private enclosed courtyard style garden to rear screened by mature hedgerow with paved patio/ terrace area. Perfect for family barbeques. Outside shed.

IMPORTANT NOTE TO ALL PURCHASERS:

We have not tested any of the systems or appliances at this property.

Relying on a mortgage to finance your new home?

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The Mortgage Shop
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PRS Property Redress Scheme