

40 Lylehill Green, Templepatrick, BT39 0BF



PRICE Offers Over £435,000

Situated within a highly regarded established development just off the Lylehill Road in Templepatrick. Positioned on a prime elevated mature corner site enjoying an open aspect. This spacious 5 bedroom detached double fronted family home enjoys a well planned living layout incorporating a recently installed open plan kitchen with living/ dining aspect, luxury 4 piece family bathroom and ground floor shower room. Externally there are large private mature gardens, an integral garage with twin separate driveways providing parking for a number of vehicles. Beautifully presented throughout this property is perfect for the family searching for their forever home. An early viewing is recommended.

> Sales > New Homes > Commercial > Rentals > Mortgages

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

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

- **Impressive Detached Family Home**
 - **5 Bedrooms/ 2+ Receptions**
 - **Open Plan Living/ Kitchen/ Dining Layout**
 - **Luxury Recently Installed Shaker Kitchen**
 - **Deluxe 4 Piece Family Bathroom**
- **Highly Regarded Established Development/ Prime Elevated Corner Site**
 - **Integral Garage With Twin Separate Driveways**
 - **Private Mature Enclosed Gardens**
- **Double Glazed Windows/ Oil Fired Central Heating**
 - **Utility Room/ Ground Floor Shower Room**



ACCOMMODATION

GROUND FLOOR

Front door into:-

SPACIOUS RECEPTION STYLE HALL

16'7" x 14'2" (5.08m x 4.34m) At max. Quality walnut effect laminate flooring extending into kitchen/ living area.



FURNISHED CLOAKROOM

Comprising button flush w.c and modern vanity unit with monobloc tap. Tiled splashback.

LOUNGE

17'6" x 16'2" (5.33m X 4.93m) At max. Into bay window. Attractive period style marble fireplace with marble and granite hearth and mahogany surround. Dual window aspect.



OPEN PLAN KITCHEN WITH LIVING/ DINING ASPECT

25'7" x 13'3" (7.80m x 4.04m) Luxury shaker kitchen equipped with a comprehensive range of high and low level fitted units in dove grey finish with complementary work surfaces. Fixed centre island for casual dining with fitted pot drawers. A host of integrated appliances including eye level ovens, separate 4 ring hob with overhead extractor fan housed in stainless steel canopy and glass hood, dishwasher and fridge freezer. Complementary wall tiling. Twin PVC double glazed French doors to patio and gardens. Low voltage lighting.



FAMILY ROOM

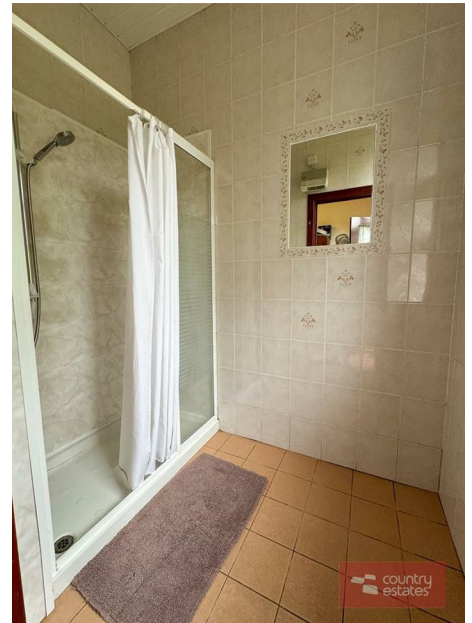
13'3" x 9'9" (4.04m x 2.97m) Into bay window. Dual window aspect.

LARGE UTILITY ROOM

19'3" x 12'6" (5.87m x 3.81m) At max. Fitted with a range of high and low level cupboards. Single drainer stainless steel sink unit. Plumbed for washing machine. Oil fired boiler. Open recessed coat space. Tiled floor. Service door into Garage.

SHOWER ROOM

Comprising open shower enclosure with thermostatically controlled shower. Tiled floor. Part tiled walls.



FIRST FLOOR

LANDING

BEDROOM 1

15'6" x 12'9" (4.72m x 3.89m) Built in wall to wall sliderobe with mirrored centre.

BEDROOM 2

20'6" x 13'3" (6.25m x 4.04m)



BEDROOM 3

12'7" x 10'6" (3.84m x 3.20m)

BEDROOM 4

9'8" x 7'10" (2.95m x 2.39m) Presently used as home office.

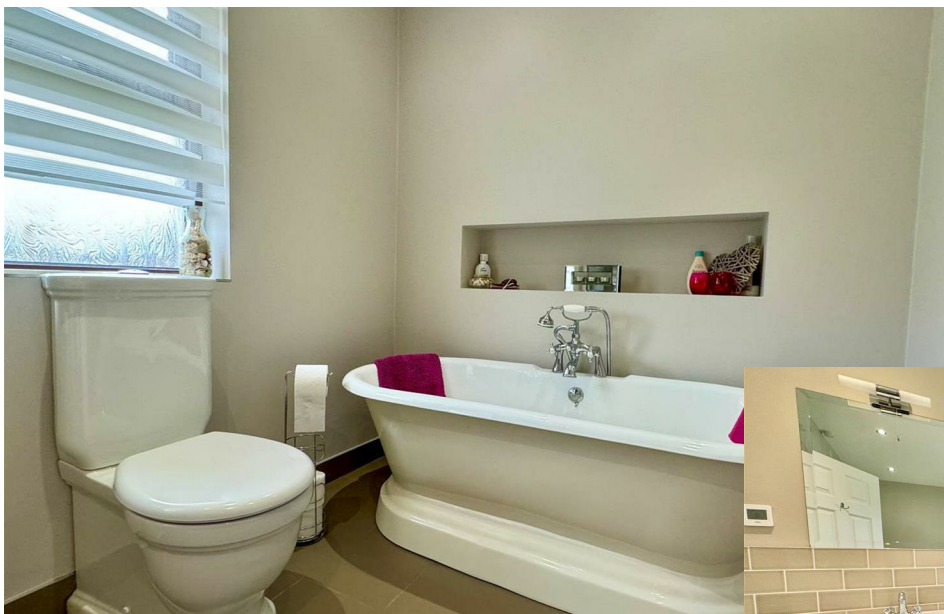


BEDROOM 5

9'8" x 7'1" (2.95m x 2.16m)

LUXURY 4 PIECE FAMILY BATHROOM

Comprising fully tiled recessed shower cubicle in metro style brick and drench style shower, vanity unit, button flush w.c and modern freestanding bath with telephone shower attachment. Tiled floor.



OUTSIDE

Prime corner mature elevated site enjoying open aspect.

Extensive private mature gardens to front and side in lawn stocked with a variety of shrubs and trees.

Driveway to front with parking bay leading to Integral garage. Separate stoned driveway to side leading to parking forecourt suitable for a number of vehicles.

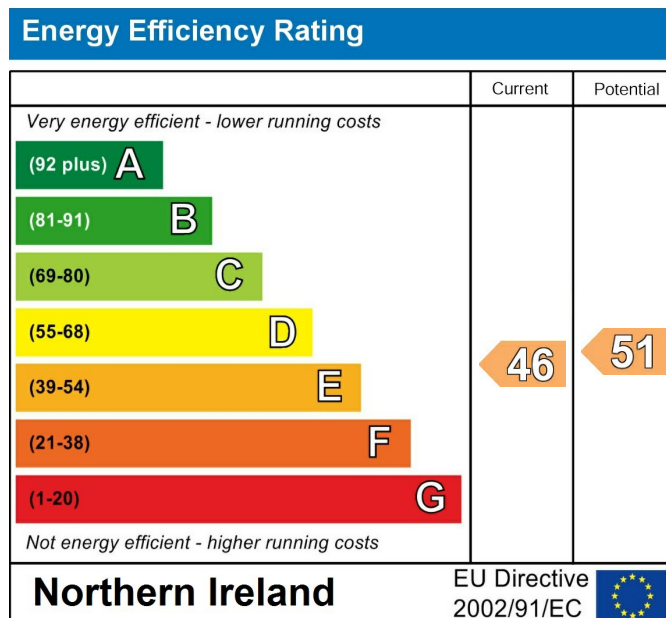
INTEGRAL GARAGE

18'1" x 17'4" (5.51m x 5.28m) At max.

Private enclosed garden to rear, screened by mature hedgerow. Laid in neat lawn.

Large paved patio area with paved walkways. Perfect for family barbeques and evening entertaining.





IMPORTANT NOTE TO ALL PURCHASERS:
We have not tested any of the systems or appliances at this property.

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