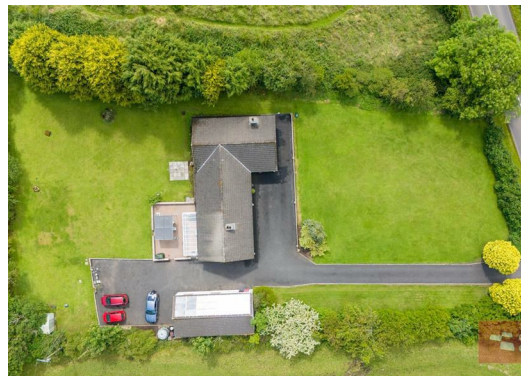


206 Lylehill Road, Belfast, BT14 8SN



PRICE Offers Over £325,000

Situated on a superb extensive mature site with far reaching views over the surrounding countryside this impressive extended detached Bungalow is positioned on a site extending to circa 1 acre. The accommodation briefly comprises 4 bedrooms, 3+ receptions plus impressive double glazed conservatory, open plan shaker kitchen with dining aspect, luxury four piece family bathroom and furnished cloakroom. Externally the property enjoys a private parking forecourt to front with additional parking facilities to rear for a number of vehicles plus a large detached workshop/garage (28'0" x 19'6" approx.) with power and light. An early viewing is highly recommended.

>Sales >New Homes >Commercial >Rentals >Mortgages

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

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

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

- **Impressive Detached Extended Bungalow**
- **4 Bedrooms**
- **3+ Receptions**
- **Open Plan Shaker Style Fitted Kitchen with Casual Dining Aspect**
- **Luxury Four Piece Family Bathroom Suite**
- **Superb Double Glazed Conservatory in Aluminium Frames**
- **Prime Private Mature Site Extending To Circa 1 Acre**
- **Detached Workshop/Garage with Power and Light**
- **Highly Regarded Rural Convenient Rural Location**
- **Oil Fired Central Heating**



ACCOMMODATION

GROUND FLOOR

OPEN COVERED ENTRANCE PORCH

PVC panelled ceiling. Mahogany effect PCV double glazed front door with leaded glass inset and matching sidescreens into:

SPACIOUS WELL PRESENTED RECEPTION HALL 14'0" x 9'3

Ceramic tile flooring with decorative border trim and centre piece



LOUNGE 16'8" x 14'6"

Attractive feature Inglenook style fireplace with cast iron multi fuel stove. Tiled surround / hearth. Quality walnut effect laminate flooring . Picture style window with views over gardens extending to Lough Neagh

FURNISHED CLOAKROOM

Comprising button flush w.c and pedestal wash hand basin.



BEDROOM 1 10'2" x 11'22"

BEDROOM 2 14'6" 10'11"

Quality oak laminate flooring

LUXURY FOUR PIECE FAMILY BATHROOM

At widest points. Comprising panel bath with mixer taps, PVC panelled shower cubicle with thermostatically controlled shower. Pedestal wash hand basin with mixer tap, button flush w.c. Tiled walls, tiled floor. PVC panelled ceiling. Shelved hot press



BEDROOM 3 10'1" x 7'1"

Presently used as home office. Quality laminate flooring.

BEDROOM 4 10'4" x 10'2"

Quality laminate flooring.

FAMILY ROOM 13'6" x 11'7"

At widest points. Attractive feature fireplace with wooden mantle and granite hearth / surround. Picture style window

OPEN PLAN KITCHEN WITH DINING ASPECT 21'8" x 10'7"

Luxury fitted kitchen equipped with a comprehensive range of high and low level shaker style fitted units with contrasting worksurfaces and upstands. 1 1/2 bowl single drainer stainless steel sink unit with mixer tap. A host of integrated appliances including dishwasher, eye level oven, separate 4 ring hob with smoked glass splash back and overhead extractor fan housed in stainless steel chimney with glass hood, and dishwasher. Tiled floor.



UTILITY ROOM 7'9" x 10'9"

Matching range of low level shaker style units. Space for American Style fridge freezer and space for tumble dryer. Plumbed for washing machine. Tiled floors and part tiled walls

CONSERVATORY 21'6" 9'6"

Double glazed conservatory in aluminium frame. Twin sliding doors to courtyard / terrace. Tiled floor

LIVING ROOM WITH CASUAL DINING ASPECT 24'3" x 13'9"

At widest points. Laminate plank flooring. Picture style window with views over garden. Sliding patio doors to conservatory

STORAGE 3'6" x 7'8"

OUTSIDE

Extensive mature site of approximately 1 acre laid in neat well kept lawns stocked with a variety of shrubs and screened by mature trees to perimeter.

Twin gates to front with driveway leading to parking forecourt and rear. Brick paved terrace perfect for summer barbecues

DETACHED WORKSHOP / GARAGE 28'0" x 19'6"

Approx. Full height roller shutter door with power and light. Door into: Adjoining store 19'0" x 11'8" with power and light. Dual window aspect.



Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
92-94	B		
81-91	C		
69-80	D		
55-68	E		
39-54	F		
21-38	G		
1-20			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Country Estates (N.I) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:

These particulars do not constitute any part of an offer or contract

All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I) Ltd. or the vendor

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact

Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

The vendor does not make or give, and neither Country Estates (N.I) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.