

1 Lylehill Road, Templepatrick, BT39 0AQ



PRICE Offers Over £375,000

Positioned within Templepatrick Village this superb modern detached double fronted family home enjoys a well planned spacious living layout. Briefly comprising 5 bedrooms (2 ground floor), 3 receptions, luxury kitchen, modern ground floor bathroom and first floor bathroom. Externally there is a large detached garage with adjoining store room plus a separate outbuilding with attached covered car port. Finished with a high level of specification throughout this home is perfect for the family searching for a property in an enviable location at a realistic price. An early viewing is 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 Double Fronted Detached Family Home**
 - **5 Bedrooms/ 3+ Receptions**
- **2 Ground Floor Bedrooms/ En Suite Off Bedroom 1**
 - **Luxury Family Bathroom On Ground Floor**
 - **Deluxe First Floor Family Bathroom**
- **Highly Regarded Location/ Extensive Private Site**
 - **Approximately 2732 Sq Ft**
 - **Detached Garage With Adjoining Store Room**
 - **Detached Outbuilding With Covered Car Port**
- **PVC Double Glazed Windows/ Oil Fired Central Heating**



ACCOMMODATION

GROUND FLOOR

Composite front door into:-

WELL PRESENTED SPACIOUS ENTRANCE HALL

Tiled floor. Understairs storage cupboard.



LOUNGE

15'0" x 11'5" (4.57m x 3.48m)

Inglenook style fireplace with multi fuel cast iron stove and raised slate hearth.



BEDROOM 1

13'1" x 10'5" (3.99m x 3.18m)

Dual window aspect.

LUXURY EN SUITE

Comprising semi pedestal wash hand basin with monobloc tap, quarter rounded shower enclosure with drench style shower and button flush w.c. Fully tiled walls.



LUXURY SHAKER KITCHEN

16'6" x 13'8" (5.03m x 4.17m)

Equipped with a comprehensive range of high and low level fitted units. Single drainer stainless steel sink unit with swan neck mixer tap. Integrated eye level oven with 4 ring hob and overhead extractor fan. Integrated dishwasher and fridge/ freezer. Walk in larder cupboard.



UTILITY ROOM

8'10" x 7'6" (2.69m x 2.29m)

Single drainer stainless steel sink unit. Fitted with a range of high and low level modern shaker units.

BEDROOM 2

13'1" x 13'1" (3.99m x 3.99m)

At max. Wall to wall fitted wardrobe. Access to adjoining

FAMILY BATHROOM

Comprising modern vanity unit, large shower enclosure and button flush w.c. Tiled floor.



LIVING ROOM

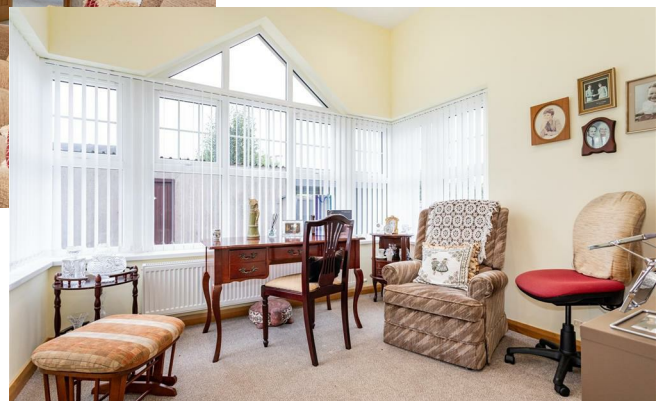
16'3" x 11'5" (4.95m x 3.48m)

At max. Modern wall mounted gas fire.

SUN LOUNGE

10'6" x 10'4" (3.20m x 3.15m)

Twin PVC double glazed door to garden.



FIRST FLOOR

BEDROOM 3

14'9" x 11'5" (4.50m x 3.48m)

At max.

BEDROOM 4

13'0" x 11'1" (3.96m x 3.38m)

At max.



MODERN FAMILY BATHROOM

Comprising panelled bath with fixed shower screen, semi pedestal wash hand basin and button flush w.c.



BEDROOM 5

20'8" x 13'8" (6.30m x 4.17m)

At max. (Study/ Games Room) Velux window. Access through to:-

ADJOINING ROOM

24'10" x 16'3" (7.57m x 4.95m)

Perfect for a variety of uses, playroom/ home office/ gym/ additional bedroom etc.



OUTSIDE

Private garden to front and side laid in part lawn.

Driveway to front leading to:-

DETACHED GARAGE

25'7" x 12'9" (7.80m x 3.89m)

ADJOINING STORE

12'9" x 14'4" (3.89m x 4.37m)

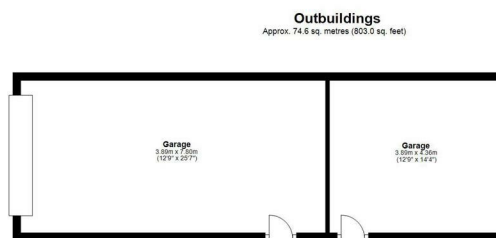
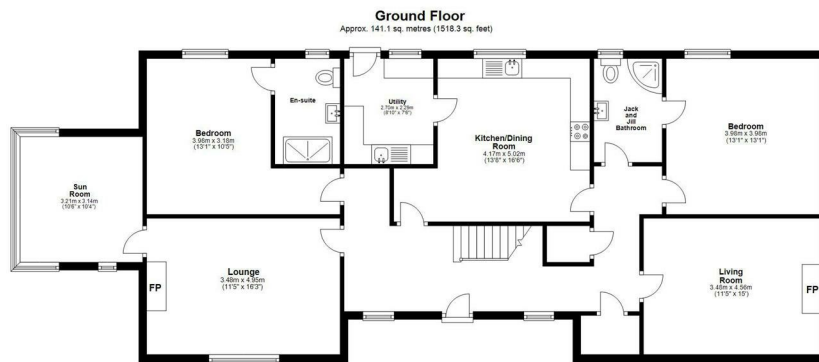
Vehicular access though to:-

OUTBUILDING/ STORE

19'10" x 9'2" (6.05m x 2.79m)

With attached covered car port 11'7 X 9'2".





Total area: approx. 328.5 sq. metres (3536.0 sq. feet)

Photography and Floor Plans by houseflyni.co.uk

Plans produced using PlanItUp

1 Lylehill Road, Templepatrick

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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	

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



You Talk. We Listen.

T: 028 9318 0002

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