



## 36 Lylehill Green, Templepatrick, BT39 0BF

- Immaculately Presented Family Detached
- Three+ Reception Rooms
- Luxury Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Fully Landscaped Site
- Four Well Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Deluxe Bathroom; Two En Suites
- Private Double Driveway
- Short Walking Distance To Templepatrick Primary School

Offers Over **£395,000**

EPC Rating C





## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Composite, triple glazed front door with PVC double glazed side screen. Wood laminate floor covering. Stairwell to lower ground floor and first floor. Access to partially floored roof space via slingsby style ladder.

#### LOUNGE 18'10" x 16'8" (wps)

Dual aspect windows. Box bay window to front elevation, enjoying elevated rural views. Brick inglenook style fireplace with cast iron, wood burning stove on tiled hearth.

#### KITCHEN WITH INFORMAL LIVING / DINING AREA 25'10" x 14'10" (wps)

Luxury, fitted kitchen with range of high and low level, fitted storage units. Contrasting island unit with granite work surface. Inlaid, colour coded 1.5 bowl sink unit. Integrated, touch screen induction hob with stainless steel extractor hood over. Integrated oven and microwave combi with heating tray below. Integrated larder fridge. Separate, integrated larder freezer. Integrated dishwasher. Bi-fold doors to patio area. Separate, PVC double glazed French doors to patio area. Wood laminate floor covering. Open arch leading to:

#### DINING ROOM 10'9" x 7'9"

Wood laminate floor covering.



## LOWER GROUND FLOOR

### FAMILY ROOM 18'11" x 17'3" (wps)

Contemporary, wall recessed, glass fronted electric fire. Dual aspect windows. Access to under stairs storage. Wood laminate floor covering.

### UTILITY ROOM 8'10" x 6'4" (wps)

Range of fitted high and low level storage units with contrasting, wood grain effect, melamine work surface. Stainless steel sink unit. Plumbed and space for washing machine and tumble dryer. Wood laminate floor covering. Access to store with gas fired central heating boiler.

### GUEST BEDROOM 14'7" x 10'9" (wps)

#### EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising fully tiled shower enclosure, floating vanity unit and WC. Thermostat controlled mains shower unit. Splashback tiling to sink. Chrome towel radiator. Tiled floor.

## FIRST FLOOR

### LANDING

Access to walk-in cloakroom/store, with access to roof space.

### PRINCIPAL BEDROOM 12'7" x 12'1" (wps)

Glass panelled sliding doors accessing twin built in wardrobes and en suite shower room.

#### EN SUITE SHOWER ROOM

Contemporary, white, four piece suite comprising oversized, panelled shower enclosure, twin vanity units and WC. Thermostat controlled mains shower unit with drench shower head. Chrome towel radiator. Fitted storage units and shelving. Part timber, tongue and groove panelling to wall.

### BEDROOM 3 14'9" x 8'9" (wps)

Elevated, rural views. Built in double wardrobe.

### BEDROOM 4 10'11" x 9'10" (wps)

Elevated, rural views.

#### DELUXE FAMILY BATHROOM

Contemporary, white, four piece suite comprising freestanding bath, separate, fully tiled shower enclosure, floating vanity unit and concealed cistern WC. Thermostat controlled mains shower unit with drench shower head. Splashback tiling and illuminated mirror over sink. Tiled feature wall. Tiled floor.

## EXTERNAL

Generous sized, private driveway area, finished in asphalt.

Front garden, finished in lawn, decorative stone and range of plants, trees and shrubbery.

Entrance porch.

External lighting.

Fully enclosed, low maintenance rear garden, finished in artificial grass, brick pavior, paved patio areas, pergola with perspex roof, and rubber mulch play area.

Enclosed service area to side, finished in brick pavior and decorative stone.

## 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, four bedroom/three+ reception, family detached home, situated within the well sought after Lylehill Green development, Lylehill Road, Templepatrick.**

**The property comprises entrance hall, bay fronted lounge, family room, dining room, kitchen with informal dining area, luxury fitted kitchen, four well-proportioned bedrooms, including principal and guest en suite bedrooms, and separate deluxe family bathroom.**

**Externally, the property enjoys private double driveway, finished in asphalt, and gardens front and rear, finished in lawn, artificial grass, brick pavior, paved patio areas, roofed pergola, rubber mulch play area, decorative stone and range of plants, trees and shrubbery.**

**Other attributes include gas heating, PVC double glazing, elevated rural views, and being within a short walking distance to Templepatrick Primary School.**

**Early viewing highly recommended to avoid disappointment.**

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	<b>72</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	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 and 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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