

9 Lylehill Road East, Ballyclare, BT39 0HQ



- **Extended Detached Bungalow**
- **3 Bedrooms**
- **1 Reception**
- **Highly Sought After Semi Rural Location**
- **Site Extending To Circa 0.2 Acres**
- **PVC Double Glazed Windows**
- **Modern 4 Piece Family Bathroom**
- **Modern Shaker Kitchen**
- **Oil Fired Central Heating**
- **Far Reaching Rural Views To Rear**

PRICE Offers Over £234,950

Positioned within a well regarded semi rural location on a private mature site extending to circa 0.2 acres. This extended 3 bedroom detached bungalow offers an excellent opportunity to purchase a well maintained property at a realistic price. Planning was recently obtained for a single storey extension a copy of which is available on request. With a high level of interest anticipated 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

ACCOMMODATION

OPEN COVERED ENTRANCE PORCH

PVC Double glazed front door with double glazed side screens into:

ENTRANCE HALL

Oak effect laminate plank flooring. Shelved storage cupboard

LOUNGE 13'2" x 17'8"

Dual window aspect. Cast iron open fireplace with complimentary slate hearth. Grey coloured laminate plank flooring

BEDROOM 1 13'2" x 11'3"

Oak effect laminate plank flooring. Presently used as family room

BEDROOM 2 13'2" x 10'8"

Oak effect laminate plank flooring. Dual window aspect

BEDROOM 3 13'1" x 8'4"

At max. Built in single wardrobe. Oak effect laminate plank flooring

INNER HALLWAY

Large storage cupboard

MODERN SHAKER KITCHEN 13'4" x 12'6"

Equipped with a comprehensive range of high and low level shaker style fitted units in Airforce blue with contrasting wood effect worksurfaces and upstands. Single drainer stainless steel sink unit with swan neck mixer tap. Integrated oven with 4 ring gas hob with overhead extractor fan housed in stone clad chimney with glass hood. Space for free standing fridge freezer, plumbed for washing machine. PVC double glazed doors to rear courtyard / patio area

REAR HALL

Leading to:


MODERN 4 PIECE FAMILY BATHROOM

Comprising free standing bath, low flush w.c, vanity unit with tiled splashback. Quarter rounded fully tiled shower enclosure in metro brick. Wood effect tiled floor

OUTSIDE

Private extensive garden to front in lawn. Driveway to side suitable for a variety of vehicles.

Private enclosed paved courtyard / patio to side leading to private enclosed mature rear garden screened by open countryside.

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



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