



2B Lylehill Road East, Templepatrick, BT39 0HQ

- Immaculately Presented Detached
- Kitchen Through Dining Room
- Sun Lounge
- Gas Heating; PVC Double Glazing
- Fully Landscaped Site
- Three Bedroom; Two+ Reception
- Luxury Fitted Kitchen
- Deluxe Shower Room; En Suite; Furnished Cloakroom
- Private Driveway
- Stone Clad Garden Room

Offers Over £314,950

EPC Rating B



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite, panelled front door with hardwood, double glazed side screens. Wood laminate floor covering. Stairwell to first floor. Open arch leading to lounge.

FURNISHED CLOAKROOM

Contemporary, white, two piece suite comprising semi pedestal wash hand basin and WC. Tiled floor.

LOUNGE 17'10" x 14'9" (wps)

Dual aspect windows. Wood laminate floor covering.



KITCHEN WITH INFORMAL DINING AREA 17'9" x 11'1"

Luxury fitted kitchen with range of high and low level storage units with contrasting, stone effect, melamine work surface. Colour coded sink unit with draining bay. Integrated gas hob with glass splashback and extractor hood over. Integrated oven, fridge freezer and dishwasher. Island unit with breakfast bar area. Space for wine fridge. Upstands to walls to match work surface. Access to under stairs utility store with gas fired central heating boiler and plumbed and space for washing machine. Tiled floor. Open arch to sun lounge.

SUN LOUNGE 11'3" x 10'8"

Triple aspect windows. Vaulted ceiling. Tiled floor. Rural views to rear. PVC double glazed French doors leading to rear garden.

FIRST FLOOR

LANDING

Access to store and roof space.

PRINCIPAL BEDROOM 15'1" x 11'8" (wps)

Wall to wall fitted wardrobes.

DELUXE FULLY TILED EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising oversized shower enclosure, floating vanity unit and floating, concealed cistern WC. Thermostat controlled mains shower unit with drench shower head. Towel radiator.

BEDROOM 2 11'5" x 8'2"

BEDROOM 3 11'5" x 8'2"

Rural view to rear. Wood laminate floor covering.

DELUXE FULLY TILED FAMILY SHOWER ROOM

Contemporary, white, three piece suite comprising oversized shower enclosure, floating vanity unit and floating, concealed cistern WC. Thermostat controlled mains shower unit with drench shower head. Towel radiator.

EXTERNAL

Generous sized private driveway finished in tarmac.

Front and side gardens finished in lawn, decorative stone and brick pavior.

Stone clad bay windows.

External lighting.

PVC soffits, fascia and rainwater goods.

Low maintenance, landscaped rear garden finished in granite paved patio area, composite decking and decorative stone.

Outside tap.

Stone clad to front and side elevations.





GARDEN ROOM 12'9" x 8'10"

Power, light, wood laminate floor covering, PVC double glazed windows and matching French doors.

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, three bedroom/two+ reception detached home with matching stone clad garden room, occupying a prime site with elevated rural views, situated off Lylehill Road East, Templepatrick.

The property comprises entrance hall, furnished cloakroom, lounge, kitchen through dining room, sun lounge, three well-proportioned bedrooms, to include principal en suite, and separate, deluxe, fully tiled, family shower room.

Externally, the property enjoys private driveway, garden room, and gardens to side and rear.

Other attributes include gas heating, PVC double glazing, quality fitted wardrobes, and exceptional specification throughout.

Early viewing highly recommended.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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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