



2A Lylehill Road East, Roughfort, Templepatrick, BT39 0HQ

- Detached Home
- Kitchen Through Dining Room; Modern Fitted Kitchen
- Deluxe Bathroom; En Suite; Furnished Cloakroom
- Private Driveway
- Garden Room
- Three Bedroom; Two+ Reception
- Sun Lounge
- Gas Heating; PVC Double Glazing
- Gardens Front, Side and Rear
- Convenient Location; Rural Views

Offers Over £314,950

EPC Rating B



2A Lylehill Road East, Templepatrick, BT39 0HQ



PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite, panelled front door with hardwood, double glazed side screens and fanlight over. Tiled floor. Stairwell to first floor.

FURNISHED CLOAKROOM

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

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

Bay windows to front and side elevations.



KITCHEN WITH INFORMAL DINING AREA 17'9" x 10'11"

Modern fitted kitchen with range of high and low level storage units with contrasting, stone effect, melamine work surface. Stainless steel sink unit with draining bay. Integrated gas hob with stainless steel splashback and extractor hood over. Integrated oven, fridge freezer and dishwasher. Upstands to walls to match kitchen. Tiled floor. Access to:

UTILITY STORE 6'11" x 6'0" (wps)

Plumbed for automatic washing machine. Gas fired central heating boiler. Tiled floor.

SUN LOUNGE 11'3" x 10'8"

Feature height ceiling. Triple aspect windows. Tiled floor. PVC double glazed French doors leading to rear garden.

FIRST FLOOR

LANDING

Feature window to half landing. Access to walk in store. Access to roof space.

PRINCIPAL BEDROOM 14'9" x 11'8" (wps)

DELUXE EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising fully tiled shower enclosure, semi pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Splashback tiling to walls. Chrome towel radiator. Tiled floor.

BEDROOM 2 11'4" x 8'2"

Elevated rural view.

BEDROOM 3 11'4" x 8'2"

DELUXE FAMILY BATHROOM

Contemporary, white, three piece suite comprising panelled bath, semi pedestal wash hand basin and WC. Thermostat controlled mains shower unit and glass shower screen over bath. Part tiling to walls. Chrome towel radiator.

EXTERNAL

Generous sized, private driveway finished in tarmac.

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

External lighting.

PVC soffits and fascia.

Seamless aluminium guttering.

Rear garden finished in lawn, brick pavior, decorative stone and composite decking.

Outside tap.





GARDEN ROOM 19'10" x 9'10"

Metal frame. PVC double glazed, sliding patio doors and matching windows. Insulated floor.

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 garden room, situated within a select cul-de-sac development off Lylehill Road East, Roughfort, Templepatrick.

The property comprises entrance hall, furnished cloakroom, bay fronted lounge, kitchen through dining room, modern fitted kitchen, sun lounge, three well-proportioned bedrooms, to include principal en suite, and separate, deluxe, family bathroom, with contemporary, white sanitary ware.

Externally, the property enjoys generous sized private driveway finished in tarmac, front, side and rear gardens, finished mainly in lawn, and garden room.

Other attributes include gas heating. PVC double glazing, convenient location, and rural views.

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 and 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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