COLIN GRAHAM RESIDENTIAL

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123 Lylehill Road, Templepatrick, BT39 0HL

- Impressive Detached Family Home
- Lounge; Dining Room; Study
- Luxury Fitted Kitchen; Utility Room
- Oil Heating; PVC Double Glazing
- Timber Garden Room; Scandinavian Barbecue Hut
- Five Bedroom; Three+ Reception
- Kitchen With Informal Dining Area
- Deluxe Bathroom, Shower Room and Two En Suites
- Private Driveway; Electric Gates; Car Port; Double Garage
- Fully Landscaped Site; Elevated Rural Views

Offers Over £550,000

EPC Rating D





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite, triple glazed front door with PVC side screens. Tiled floor. Access to cloakroom. Access to shelved hot press. Access to partially floored roof space via slingsby style ladder.

DINING ROOM 29'10" x 15'8"

Dual aspect windows. Box bay window to front elevation, enjoying rural views. Contemporary, gas fire with granite surround. Tiled floor. PVC double glazed, sliding, patio doors to patio.

SUN LOUNGE 22'6" x 19'8"

Triple aspect windows. PVC double glazed French doors to rear patio. Glass fronted, wood burning stove. Tiled floor.

KITCHEN WITH INFORMAL DINING AREA 22'6" x 16'4" (wps)

Luxury fitted kitchen with range of high and low level storage units with contrasting, solid quartz work surface area. Matching island unit with breakfast bar area. Inlaid, stainless steel 1.5 bowl sink unit. Quooker boiling water tap. Comprehensive range of integrated, Siemens appliances comprising, touch screen, induction hob with extractor hood over, oven, microwave oven, larder fridge and warming drawers. Integrated Miele dishwasher. Contemporary, glass fronted gas fire. Dual aspect windows. Solid quartz upstands and window sill. Double doors accessing store.







UTILITY ROOM 14'2" x 8'7"

Range of high and low level fitted storage units with contrasting, granite effect, melamine work surface. Stainless steel sink unit with draining bay. Integrated, Siemens, larder style fridge and separate larder style freezer. Plumbed and space for washing machine, dishwasher and tumble dryer. Built in bar unit and fitted breakfast bar unit. Access to roof space. Upstands to walls to match work surface. Tiled floor. Composite, triple glazed door to driveway and carport.

PRINCIPAL BEDROOM 14'7" x 14'5" (wps)

Access to shelved store. Separate walk-in wardrobe.

DELUXE FULLY TILED EN SUITE SHOWER ROOM

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

REAR HALL

Access to floored roof space via slingsby style ladder.

GUEST BEDROOM 14'1" x 10'7"

Elevated rural view. Fitted wardrobe in mirrored, sliding doors.

DELUXE FULLY TILED EN SUITE SHOWER ROOM

Contemporary, three piece suite comprising shower enclosure, semi pedestal wash hand basin unit and WC. Thermostat controlled mains shower unit with drench shower head.

BEDROOM 3 12'4" x 10'2"

Elevated rural view. Fitted wardrobe in mirror panelled, sliding doors.

BEDROOM 4 12'7" x 10'9"

Elevated rural view. Fitted wardrobes in mirror and glass panelled, sliding doors.

BEDROOM 5 10'5" x 10'0"

Elevated rural view. Fitted wardrobe in mirror panelled, sliding doors.

STUDY 11'10" x 6'11"

Range of fitted storage units, shelving and desk.

DELUXE FULLY TILED BATHROOM

Contemporary, white, four piece suite comprising tile encased bath, separate shower enclosure, floating vanity unit and WC. Electric shower unit. Chrome towel radiator.

SEPARATE DELUXE FULLY TILED SHOWER ROOM

Contemporary, three piece suite comprising oversized shower enclosure, floating vanity unit and WC. Thermostat controlled mains shower unit with drench shower head. Chrome towel radiator.

EXTERNAL

Electric operated double gates leading to generous sized private driveway area.
Front garden finished in lawn, decorative stone and range of trees.
Brick pavior entrance porch area with stone cladding to wall.
External lighting.
PVC soffits, fascia and rainwater goods.
Carport.
Electric car charging point.
Outside tap.
Rear garden finished in lawn, brick pavior patio areas, decorative stone, vegetable patch, greenhouse, pergola, rockery, and range of plants, trees and shrubbery.
Oil fired central heating boiler.
PVC oil storage tank.

TIMBER SCANDINAVIAN BARBECUE HUT 12'5" x 12'5" (wps) (approx)





TIMBER GARDEN ROOM 14'9" x 9'4"

Fitted bar area, separate store, and outdoor kitchen/barbecue area.

ATTACHED DOUBLE GARAGE 23'2" x 18'7"

Electric operated, up and over double door. Separate PVC service door. Power, light, water, fitted storage units and access to roof space.

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.



Impressive, five bedroom/three+ reception, detached family home, occupying a fully landscaped site, with elevated rural views, conveniently situated on the periphery of Templepatrick Village, with Newtownabbey and Belfast being within only a short commute.

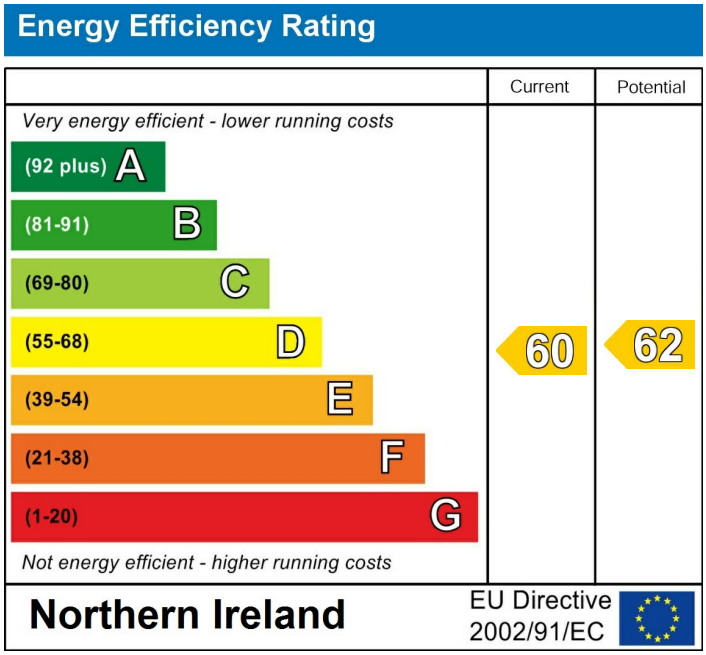
The property comprises entrance hall, dining room, study, sun lounge, kitchen with informal dining area, luxury fitted kitchen, utility room, five well-proportioned bedrooms, to include principal and guest en suites rooms, deluxe family bathroom, and separate deluxe family shower room.

Externally, the property enjoys generous sized private driveway with electric operated gates, car port, attached double garage, timber garden room with outside kitchen/barbecue area, separate Scandinavian barbecue hut, and gardens finished in lawn, patio area, vegetable garden, green house, and range of plants, trees and shrubbery.

Other attributes include oil heating, PVC double glazing and extensive range of luxury finished throughout.

Early viewing highly recommended to avoid disappointment.





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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