



30 Lylehill Green, Templepatrick, BT39 0BF

- Impressive Family Sized Detached Home
- Five Bedroom; Five Reception
- Luxury Fitted Kitchen
- Utility Room; Furnished Cloakroom
- First Floor Playroom/Bedroom Six
- Family Bathroom; En Suite Shower Room
- Oil Heating; Double Glazing
- Driveway; Car Port; Large Integral Garage
- Private, Fully Landscaped Site
- Immaculately Presented Throughout

Offers Over **£525,000**

EPC Rating E



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood, double glazed front door with matching side screens. Herringbone style timber flooring. Stairwell to first floor gallery landing. Access to under stairs store.

LOUNGE 17'8" x 12'8" plus bay

Bay window to front elevation. Focal point, marble fireplace with granite inset, matching hearth and timber surround. Herringbone style timber flooring. Glass panelled French doors leading to:

DINING ROOM 14'7" x 12'9"

Herringbone style timber flooring. PVC double glazed French doors leading to rear garden.

FAMILY ROOM 14'9" x 11'9" plus bay

Bay window to front elevation. Open fire in marble fireplace with granite inset, matching hearth and timber surround. Herringbone style timber flooring.

KITCHEN 12'7" x 11'8"

Luxury fitted kitchen with range of high and low level storage units with contrasting solid granite worktop. Inlaid stainless steel 1.5 bowl sink unit. Space for range style oven with extractor hood over. Integrated larder fridge and dishwasher. Integrated microwave oven. Glass fronted display cabinets. Splashback tiling to walls. Tiled floor.



REAR HALL

Access to stores and boiler room with oil fired central heating boiler. Access to integral garage.

STUDY 10'3" x 9'1"

Fitted storage unit and shelving. Exposed brick feature wall.

UTILITY ROOM 9'10" x 8'2"

Range of low level storage units with contrasting wood grain effect melamine worktop. Ceramic sink unit. Space for fridge freezer. Plumbed and space for washing machine. Tiled floor.

FURNISHED CLOAKROOM

White, two piece suite comprising vanity unit and WC. Splashback tiling to sink.

FIRST FLOOR

GALLERY LANDING

Access to shelved storage, hot press and roof space.

PRINCIPAL BEDROOM 17'8" x 12'9" (wps)

Fitted wardrobes in mirror panelled sliding doors.

DELUXE EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising oversized shower enclosure, vanity unit and WC. Electric shower. Chrome towel radiator. Tile effect panelled feature wall. Tile effect flooring.

BEDROOM 2 12'9" x 11'8" (wps)

BEDROOM 3 11'9" x 11'8"

Range of fitted wardrobes and storage units.

BEDROOM 4 11'8" x 11'1"

Range of fitted wardrobes and storage units.

BEDROOM 5 12'9" x 7'10"

PLAYROOM / BEDROOM 6 17'4" x 14'8" (wps)

Wood laminate floor covering. Access to under eaves storage.

FAMILY BATHROOM

White, four piece suite comprising panelled bath, separate panelled shower enclosure, vanity unit and WC. Electric shower. Chrome towel radiator. Fully tied walls.

EXTERNAL

Generous sized private driveway finished in asphalt.

Front garden finished in tree bark and range of plants, trees and shrubbery.

Tiled entrance porch.

External lighting.

Carport.

Outside tap.

Fully enclosed rear garden finished in lawn, brick pavior, raised beds and range of plants, trees and shrubbery.

BRICK BUILT GARDEN STORE 8'4" x 6'7"

Light and PVC oil storage tank.

LARGE INTEGRAL GARAGE 19'8" x 18'7" (wps)

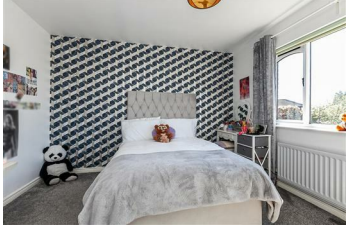
Power operated up and over door. Power and light.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation.

Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have





not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.



Immaculately presented, impressive five bedroom/five reception, family detached home, situated within the well sought after Lylehill Green development, Lylehill Road, Templepatrick.

The property comprises entrance hall, lounge, family room, dining room, study, luxury fitted kitchen, utility room, furnished cloakroom, five well-proportioned bedrooms, to include principal en suite, first floor playroom/bedroom six, and family bathroom, with white four piece suite.

Externally, the property enjoys generous sized private driveway, car port, large integral garage, and private, fully enclosed rear garden, finished in lawn, brick pavior, raised beds, and range of plants, trees and shrubbery.

Other attributes include oil heating, double glazing, and convenient location.

Early viewing highly recommended.



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	54	60
(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 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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