



5 Lylehill Green, Templepatrick, Ballyclare, BT39 0BF

Offers Over £524,950

- Red brick detached property in residential area of Templepatrick
- 4 Reception rooms
- White bathroom suite
- Double glazing in uPVC frames
- Integral garage with electric door and utility room
- 5 Bedrooms (2 ensuite shower rooms & dressing room)
- Luxury fitted kitchen with casual dining area open plan to sunroom
- Oil fired central heating
- Downstairs W/C
- Luxuriously presented throughout and beautifully landscaped gardens

5 Lylehill Green, Ballyclare BT39 0BF



Council Tax Band: Northern Ireland



Ground Floor

Reception Porch

Reception Hall

Ceramic tiled flooring, downlighters

Cloaks

Low flush W/C, wall hung wash hand basin, ceramic tiled flooring, extractor fan

Lounge

21'7 x 12'10

Into bay, solid wood flooring, downlighters, double doors to:

Family Room

12'11 x 11'2

Gas fire, downlighters

Kitchen

15'8 x 12'11

Luxury fitted kitchen with range of high and low level units, granite worksurfaces, inlaid stainless steel Franke sink unit with mixer tap and vegetable sink, built in 5 ring gas hob, two built in Bosch fan assisted oven, stainless steel extractor fan, space for a tumble dryer, built in dishwasher, ceramic tiled flooring, breakfast bar, open plan to:

Dining Room

12'10 x 12'8

French doors to rear, solid wood flooring

Sunroom

12'10 x 9'10

Solid wood flooring, French doors to rear, downlighters

Utility Room

8'9 x 5'11

Range of units, round edge worksurfaces, stainless steel sink unit with mixer tap, plumbed for washing machine, ceramic tiled flooring, uPVC door to rear

Office

9'4 x 8'5

First Floor

Landing

Gallery landing with vaulted ceiling, walk in hot press

Bedroom (1)

19'0 x 18'7

French doors

Dressing Room

Ensuite Bathroom

Luxury white bathroom suite, built in bath with mixer tap and hand shower, wall hung wash hand basin with twin drawer, low flush W/C, glazed shower unit with controlled shower, tiling, downlighters, extractor fan

Bedroom (2)

12'11 x 12'10

Downlighters

Ensuite Shower Room

Low flush W/C, wall hung wash hand basin, corner glazed shower unit with controlled shower, tiling, extractor fan, downlighters

Bedroom (3)

12'11 x 9'5

Plus built in robe

Bedroom (4)

12'10 x 12'8

Bedroom (5)

8'4 x 7'11

Bathroom

White bathroom suite, low flush W/C, wall hung wash hand basin, built in bath unit with mixer tap, glazed shower unit with controlled shower, tiling, ceramic tiled flooring, downlighters

Outside

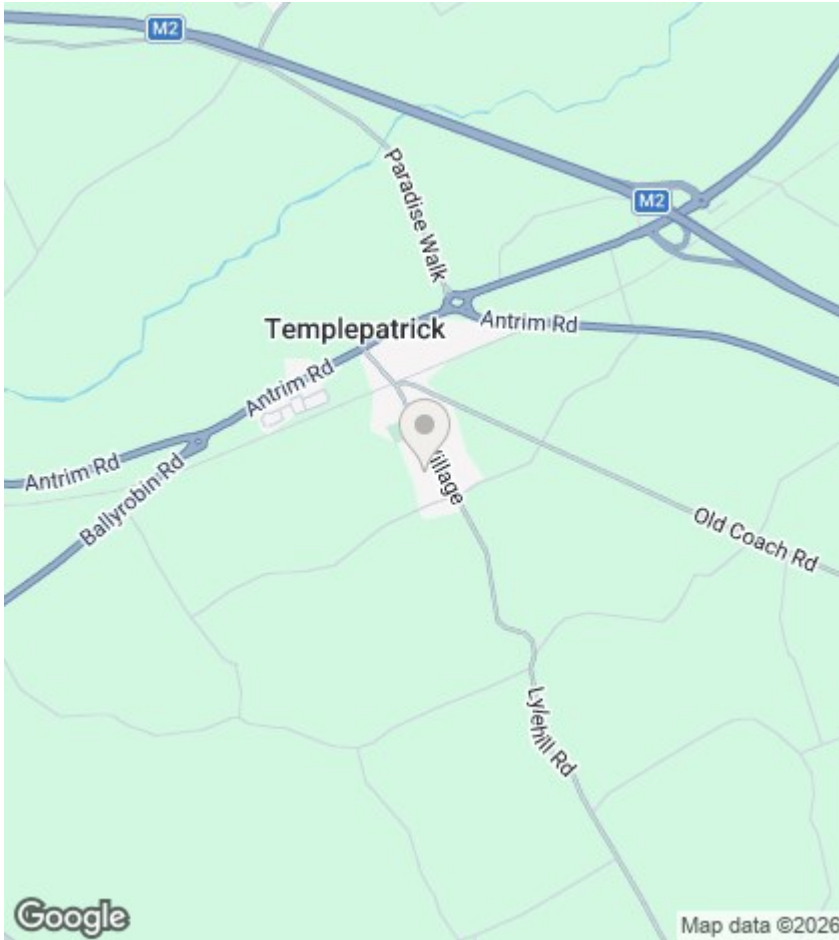
Front: in driveway

Rear: in lawn, paved patio area, in lawn, plants, trees and shrubs

Garage

19'2 x 18'7

Oil fired boiler, insulated cylinder, electric door



Directions

Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:

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	

First Floor

