

## 212 Lylehill Road, Belfast, BT14 8SW



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### ***AVAILABLE IN ONE OR MORE LOTS***

***This is an incredibly rare opportunity to purchase a deceptively spacious detached bungalow occupying a large, mature site with gardens to front, side and rear in neat lawn together with extensive parking and access to an integral double garage. Extending to 1,866Sq.Ft and considered "immaculately dated" internally, this substantial property already benefits from PVC double glazed windows and external doors together with oil-fired central heating and PVC fascia and soffits and provides the ideal opportunity for anyone wanting a four bedroom bungalow with substantial potential to improve.***

***The property is being offered for sale as a stand alone bungalow but may also be available with up to 51.7 acres of adjoining farmland and farm yard with a range of outbuildings in varying states of disrepair.***

***Please note that the asking price is for the bungalow only and the cost of the additional land and yard may be negotiated separately.***

### **FEATURES**

- Entrance hall with wood laminate floor / Feature open archway to Inner Hall and beyond to Dining Room
- Living room 14'8 x 12'9 with open fire and wood laminate floor
- Kitchen with informal dining 20'3 x 10'8 / Full range of coloured formica high and low level units / Integrated double oven, hob and fridge
- Rear hall with dual access to front and rear via PVC double glazed doors / Access to integral garage 22'6 x 15'0
- Large Utility room 14'9 x 10'0 with range of white formica units / Access to Shower room with W/C
- Lounge 20'7 x 12'8 suitable for use as Bedroom 4
- Bathroom with original coloured suite to include panel bath, low flush W/C, bidet and pedestal wash hand basin
- Mahogany effect PVC double glazed windows and external doors / Oil-fired central heating / PVC fascia and soffits
- Generous mature site extending to approx ??? / Substantial parking / Vehicular access to rear
- Additional farm land extending to 51.57 acres laid out in 14 fields and yard area with range of mixed use outbuildings in a state of disrepair available by separate negotiation

## ACCOMMODATION

Feature arched open front with hardwood double glazed door and sidelights to:

### ENTRANCE HALL

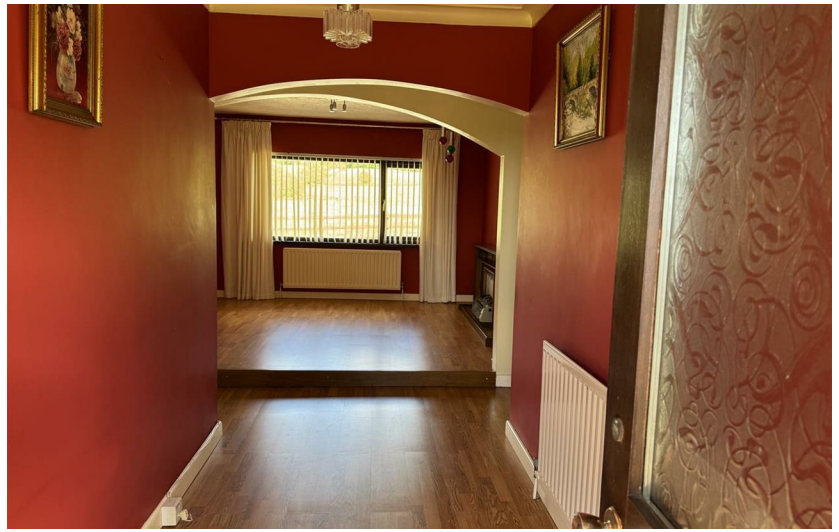
Wood laminate floor. Single radiator. Open feature archway to:

### INNER HALL

Wood laminate floor. Cloaks cupboard / Hot press with copper cylinder and "Willis" type immersion heater. Access to loft. Large open arch to;

### DINING ROOM 12'3 x 10'8 (3.73m x 3.25m)

Wood laminate floor. Double radiator.



### LIVING ROOM 14'8 x 12'9 (4.47m x 3.89m)

Open fire with marble surround inset and hearth. Wood laminate floor. Inset spotlights. Corniced ceiling. Double radiator.



### **KITCHEN INTO INFORMAL DINING 20'3 x 10'8 (6.17m x 3.25m)**

Full range of original orange formica high and low level units with contrasting work surfaces and matching trim. Twin single drainer stainless steel sink unit and mixer tap. Inset hob with beaten copper canopy over. Mid level double oven and integrated fridge. Breakfast bar. Part tiled walls to work surfaces. Fully tiled floor. Single radiator.



### **REAR HALL**

Fully tiled floor. Mahogany effect PVC double glazed door to rear. Mahogany effect PVC double glazed door and side light to side. Fully tiled floor. Single radiator. Access to integral garage and;

### **UTILITY 14'9 x 10'0 (4.50m x 3.05m)**

Full range of white low level formica units with double drainer stainless steel sink units and mixer taps. Contrasting work surfaces. Space for cooker and plumbed for washing machine. Fully tiled walls and floors. Double radiator. Broom cupboard.



### **SHOWER ROOM AND W/C**

White low flush W/C and walk-in fully tiled shower area with thermostatic shower unit. Fully tiled walls and floor. Single radiator.



### **BEDROOM 1 11'9 x 10'5 (3.58m x 3.18m)**

Wall light points. Wood laminate floor. Single radiator.

### **BEDROOM 2 11'11 x 10'4 (3.63m x 3.15m)**

Wall light point. Wood laminate floor. Single radiator.



**BEDROOM 3 16'2 x 10'9 (4.93m x 3.28m)**

Single radiator.



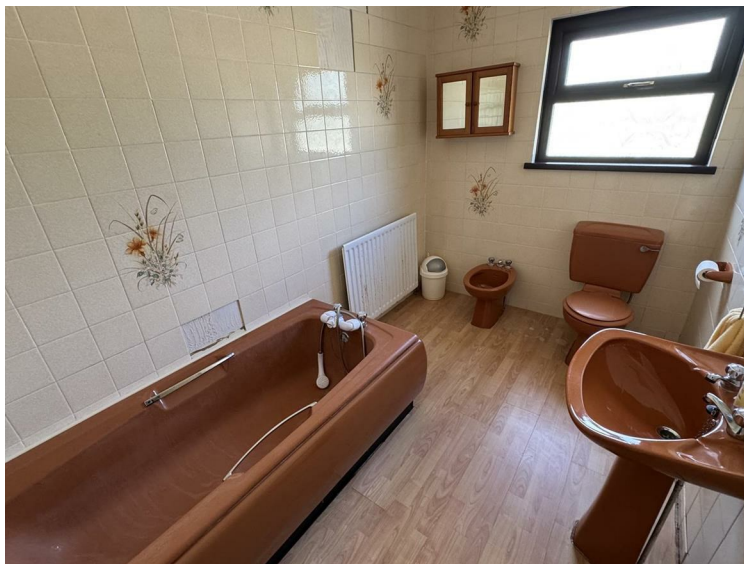
**LOUNGE / BEDROOM 4 20'7 x 12'8 (6.27m x 3.86m)**

Substantial stone wall area to feature raised fireplace with semi-circular raised marble hearth. Raised plinths to either side. TV plinth. Corniced ceiling. Inset lighting. Wood laminate floor. Double radiator.



**BATHROOM 10'8 x 6'5 (3.25m x 1.96m)**

Bronze / brown coloured suite comprising panelled bath, low flush W/C, bidet and pedestal wash hand basin. Shaver light point. Fully tiled walls. Wood laminate floor. Single radiator.



## **INTEGRATED GARAGE 22'6 x 15'0 (6.86m x 4.57m)**

(max) Up and over door. Cavity block walls. Integral store. Superb views over fields to rear.

## **OUTSIDE**

Concrete shared lane turning into degraded tarmac drive leading to resurfaced parking to front and side of the property for six plus cars. Low level walling. Large garden to front, side and rear in neat lawn. Mature conifers. Timber fencing. Concrete pathway. PVC tank. Concrete rear yard with vehicular access from the front. Access to integrated oil fired boiler store with pressure bubble.

The shared concrete lane continues to;



## **ORIGINAL FARM YARD**

Extensive range of outbuildings in varying states of disrepair. Dual concrete lanes providing access to;

## **ADJOINING FIELDS**

Access to 14 fields totalling 20.87ha / 51.57acres with three fields having road frontage onto either the Lylehill Road or the Aughnabrack Road.

## **PLEASE NOTE;**

THE PROPERTY CAN BE PURCHASED AS A WHOLE OR IN SEPARATE LOTS

## **ADDITIONAL NOTE;**

NONE OF THE SERVICES OR APPLIANCES HAVE BEEN TESTED AT THIS PROPERTY



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	



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