



25 Lylehill Green, Templepatrick, BT39 0BF

- Immaculately Presented Family Home
- Kitchen Through Dining Room
- Utility Room; Furnished Cloakroom
- Principal En Suite & Walk In Wardrobe
- Private Driveway; Garage
- Five Bedroom; Two+ Reception
- Luxury Fitted Kitchen
- Deluxe Bathroom
- Oil Heating; Double Glazing
- Fully Landscaped Site; Open Aspect To Rear

Offers Over **£495,000**

EPC Rating D



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood, panelled front door with matching side screen and fanlight over. Timber flooring. Stairwell to first floor gallery landing. Access to cloakroom.

FURNISHED CLOAKROOM

Contemporary, white two piece suite comprising wash hand basin and WC. Splashback tiling to sink. Tiled floor.

LOUNGE 19'9" x 13'1"

Triple aspect windows enjoying rural view to rear. Brick inglenook style recess with gas fire, sandstone surround and matching hearth.

FAMILY ROOM 12'1" x 12'0"

Dual aspect windows. Contemporary, wall recessed gas fire with granite surround.



KITCHEN THROUGH DINING ROOM 18'0" x 16'6"

Luxury fitted kitchen with comprehensive range of fitted storage units and contrasting Corian worktop. Matching island unit with breakfast bar area. Inlaid stainless steel 1.5 bowl sink unit with cooker boiling water tap. Integrated touch screen Neff induction hob with stainless steel extractor hood over. Integrated double ovens and plate warming tray. Space for American style fridge freezer. Integrated dishwasher. Tiled floor. Dual aspect windows enjoying rural view to rear. Hardwood double glazed French doors leading to rear garden.

FIRST FLOOR

GALLERY LANDING

Access to hot press and roof space.

PRINCIPAL BEDROOM 16'6" x 11'4"

Rural view.

WALK IN WARDROBE 8'7" x 6'2"

Fitted wardrobe system and storage units.

FULLY TILED EN SUITE SHOWER ROOM

Contemporary, white three piece suite comprising shower enclosure, floating vanity unit and WC. Thermostat controlled main shower unit. Chrome towel radiator. Illuminated mirror over sink.

BEDROOM 2 12'10" x 9'7"

Dual aspect windows with rural view to rear.

BEDROOM 3 13'0" x 9'10"

Dual aspect windows.

BEDROOM 4 12'1" x 11'1"

BEDROOM 5 / STUDY 8'7" x 5'3"

DELUXE FULLY TILED BATHROOM

Contemporary, white four piece suite comprising tiled encased bath, separate shower enclosure, semi pedestal wash hand basin and WC. Thermostat controlled main shower unit with drench shower head. Chrome towel radiator.

EXTERNAL

Generous sized private driveway finished in decorative stone.

External lighting.

Electric car charging point.

Outside tap.

Fully enclosed rear garden finished in lawn, paved patio area, timber decking, decorative stone and wide array of plants, trees and shrubbery. PVC oil storage tank.

MATCHING DETACHED GARAGE 17'8" x 11'1"

(approx.)

Up and over door. Separate timber service door. Power, light and oil fired central heating boiler.

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, five bedroom/two+ reception, detached family home, occupying a prime site, with open aspect to rear, within the well sought after Lylehill Green development, Lylehill Road, Templepatrick.

The property comprises entrance hall, furnished cloakroom, lounge, family room, kitchen through dining room, luxury fitted kitchen, utility room, five bedrooms, to include principal bedroom with walk in wardrobe and en suite shower room, and separate, deluxe, family bathroom.

Externally, the property enjoys generous sized private driveway finished in decorative stone, matching detached garage, and fully enclosed rear garden finished in paved patio area, timber decking, lawn, and wide array of plants, trees and shrubbery.

Other attributes include oil heating, double glazing, walking distance to Templepatrick Primary School, and a short drive from M2 motorway access, for those commuting to Belfast or The North.

Early interest 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	60	67
(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 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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