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15 Lisnahilt Road, Broughshane, Ballymena, County Antrim, BT42 4QT

PRICE Offers Over £289,950

Occupying a spacious, elevated site on the Lisnahilt Road on the outskirts of the charming village of Broughshane, this delightful detached bungalow offers a perfect blend of comfort and potential. With four well-proportioned bedrooms, including a principal suite with an ensuite shower room, this home is ideal for families or those seeking extra space.

The spacious lounge is a highlight, featuring dual aspect windows that flood the room with natural light, complemented by an inviting open fire with a beautifully painted wooden surround and polished granite hearth. An open archway leads to the kitchen, which boasts navy hand-painted oak units and PVC double glazed sliding patio doors that open to the rear, creating a seamless connection between indoor and outdoor living.

The property also includes a modern bathroom equipped with a white suite, featuring both a panel bath and a separate shower cubicle, ensuring convenience for all residents. The generous attic space presents an exciting opportunity for conversion, (subject to the necessary approvals), allowing for further expansion of this lovely home.

Set in a tranquil rural location, the bungalow is surrounded by a large side and rear garden, perfect for outdoor activities and enjoying the superb views to the front. Additionally, there is a spacious attached garage for ample storage or parking. For those with agricultural interests, an additional 7 acres of land is available by separate negotiation.

With no onward chain, this property is ready for you to make it your own. Whether you are looking for a peaceful retreat or a family home with room to grow, this bungalow on Lisnahilt Road is a must-see. Early viewing strongly recommended.

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FEATURES

- Entrance hall with wood laminate floor / Hotpress with pressurised water tank / Access to attic suitable for conversion (subject to necessary approvals)
- Lounge 15'1 x 14'8 with open fire and painted wooden surround / Dual aspect windows / Open square archway to;
- Kitchen with informal dining area 23'10 x 12'4 / Full range of hand painted high and low level units / PVC double glazed sliding patio doors to rear
- Utility room with full range of high and low level units / Plumbed for washing machine and space for dryer
- Living room / Bedroom 4 12'8 x 9'11
- Three further bedrooms to include principal with ensuite shower room and W/C
- Bathroom with modern white suite to include panel bath and PVC panelled shower cubicle with thermostatic unit
- PVC double glazed windows and external doors / Oil-fired central heating / PVC fascia and soffits / Seamless aluminium guttering
- Stoned laneway to large private site bounded with mature trees / Spacious gardens to side and rear in neat lawn / Access to attached garage 19'4 x 13'10 / Adjoining meadow
- Superb views to front over open countryside / Additional land extending to circa 7 acres available by separate negotiation

ACCOMMODATION

PVC single glazed entrance door with matching side lights to:

ENTRANCE HALL
Wood laminate flooring, Two single radiators. Hot press with pressurised water tank. Shelving above

LOUNGE
15'1 x 14'8 (4.60m x 4.47m)
Open fire with painted wooden surround and part polished cast iron and tiled inset. Polished granite hearth. Wood laminate floor. Dual aspect windows. Two double radiators. Open archway to:

KITCHEN WITH INFORMAL DINING AREA
23'0 x 12'4 (7.01m x 3.76m)
(max) Full range of former light oak (now hand painted navy in colour) high and low level units with complementary work surfaces. One and a quarter bowl single drainer stainless steel sink unit with mixer taps. Space for cooker with pull-out overhead extractor fan. Plumbed for dishwasher. Under counter fridge. Low voltage downlights. Wood laminate flooring. Double and single radiators. PVC double glazed sliding patio doors to rear.

UTILITY
10'0 x 6'6 (3.05m x 1.98m)
Full range of high and low level units with contrasting worksurfaces. Single drainer stainless steel sink unit. Plumbed for washing machine. Single radiator. PVC double glazed door to rear.

LIVINGROOM / BEDROOM 4
12'8 x 9'11 (3.86m x 3.02m)
Single radiator.

BEDROOM 1
13'0 x 12'8 (3.96m x 3.86m)
Double radiator.

ENSUITE
Modern white suite comprising fully tiled corner quadrant shower cubicle with thermostatic shower unit and sliding cubicle doors. Push button low flush W/C and pedestal wash hand basin with tiled splashback. Extractor fan. Wood laminate flooring. Single radiator.

BEDROOM 2
13'2 x 10'0 (4.01m x 3.05m)
Doors to built-in wardrobe. Double radiator

BEDROOM 3
12'7 x 10'0 (3.84m x 3.05m)
Single radiator.

BATHROOM
10'0 x 8'10 (3.05m x 2.69m)
White suite comprising panelled bath with antique style mixer tap and telephone hand shower. Push button low flush W/C and pedestal wash hand basin with feature wooden floor to ceiling splashback. PVC panelled shower cubicle with thermostatic shower unit and pivot doors. Part tiled wall to bath area. Built-in storage unit. Extractor fan. Wooden strip ceiling. Double radiator.

OUTSIDE
Fully owned but shared stone laneway to substantial parking at front, side and rear. Well kerbed and defined with drive around driveway. Large garden to side and rear in neat lawn with kerbed edging. PVC oil tank. Mix of spruce and native trees to boundary. Adjoining overgrown meadow area. Access to;

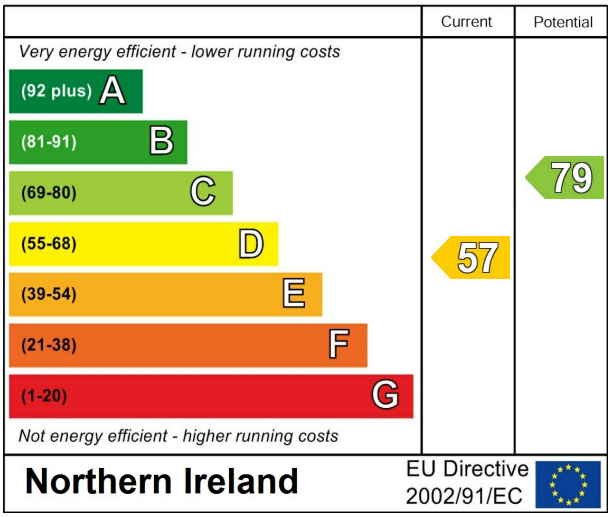
ATTACHED GARAGE
19'4 x 13'10 (5.89m x 4.22m)
Roller shutter doors. Oil fired boiler. PVC double glazed window. Wooden service door to front.

CONTAINER
18'9 x 7'0 (5.72m x 2.13m)

ADDITIONAL LAND
Please note there is an additional circa. 7 acres of agricultural land available to the front of the property and may be purchased by separate negotiation.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;
Please note, none of the services or appliances have been tested at this property.

Energy Efficiency Rating



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