



## 16A Lisnataylor Road, Nutts Corner, BT29 4TD

- Spacious, Detached, Family Home
- Kitchen With Informal Dining Area
- Family Bathroom; Four En Suite Shower Rooms
- Generous Sized, Private Driveway
- c.1 Acre Landscaped Site
- Five Bedroom; Four+ Reception
- Utility Room; Furnished Cloakroom
- Oil Heating; PVC Double Glazing
- Double Garage & Games Room
- Well Presented Throughout

Offers Over **£485,000**

EPC Rating D





16A Lisnataylor Road, Nutts Corner, BT29 4TD



## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door with matching side screens. Timber flooring. Stairwell to first floor gallery landing. Access to hot press.

#### FURNISHED CLOAKROOM

White, two piece suite comprising pedestal wash hand basin and WC. Timber flooring.

#### LOUNGE 17'1" x 14'10"

Dual aspect windows. Contemporary, focal point fireplace with electric fire. Timber flooring.

#### FAMILY ROOM 13'5" x 11'10"

Focal point fireplace. Twin glass block features to wall. Timber flooring.

#### DINING ROOM 13'11" x 11'6"

Porcelain tiled floor continuing through sun lounge and kitchen. PVC double glazed French doors leading to rear garden. Glass panelled French doors leading to kitchen.

#### SUN LOUNGE 13'3" x 12'8"

Dual aspect windows. PVC double glazed French doors leading to rear garden. Open arch leading to:

#### KITCHEN WITH INFORMAL DINING AREA 15'11" x 13'11"

Modern fitted kitchen with range of high and low level storage units with contrasting, melamine work surface. Matching island unit with breakfast bar area. Inlaid stainless steel, twin sink basins. Integrated gas hob with splashback and stainless steel extractor hood over. Integrated double oven. Space for American style fridge freezer. Integrated dishwasher. Built in wine rack. Splashback tiling to walls.



#### **UTILITY ROOM 12'4" x 6'5"**

Range of fitted storage units with contrasting, granite effect, melamine work surface. Stainless steel sink unit with draining bay. Plumbed and space for washing machine. Space for tumble dryer. Tiled floor. PVC double glazed door to rear garden.

#### **PRINCIPAL BEDROOM 14'11" x 11'8"**

Timber flooring. PVC double glazed French doors to rear garden.

#### **WALK IN WARDROBE 7'3" x 5'11"**

Timber flooring.

#### **EN SUITE SHOWER ROOM**

Contemporary, white, three piece suite comprising fully tiled shower enclosure, vanity unit and WC. Thermostat controlled mains shower unit with drench shower head. Timber flooring.

#### **GUEST SUITE 14'9" x 11'10" (wps)**

Built in double wardrobe. Timber flooring.

#### **EN SUITE SHOWER ROOM**

Contemporary, white, three piece suite comprising fully tiled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Splashback tiling to sink. Tiled floor.

### **FIRST FLOOR**

#### **GALLERY LANDING**

Informal study/sitting area. Access to under eaves storage.

#### **BEDROOM 3 15'8" x 14'10" (wps)**

Exposed tongue and groove timber flooring. Access to under eaves storage.

#### **EN SUITE SHOWER ROOM**

White, two piece suite comprising fully tiled shower enclosure and pedestal wash hand basin. Thermostat controlled mains shower unit. Exposed tongue and groove timber flooring.

#### **BEDROOM 4 15'8" x 13'4" (wps)**

Exposed tongue and groove timber flooring. Access to under eaves storage.

#### **EN SUITE SHOWER ROOM**

White, two piece suite comprising fully tiled shower enclosure and pedestal wash hand basin. Thermostat controlled mains shower unit. Exposed tongue and groove timber flooring.

#### **BEDROOM 5 9'5" x 6'10"**

Exposed tongue and groove timber flooring.

#### **FAMILY BATHROOM**

Contemporary, white, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Panelled feature wall. Exposed tongue and groove timber flooring.

### **EXTERNAL**

Electric operated gates leading to generous sized private driveway area finished in stone.

Gardens front, side and rear finished in lawn, timber decking, paved patio and wide array of plants, trees and shrubbery.

External lighting.

PVC soffits, fascia and rainwater goods.

#### **LARGE MATCHING DETACHED DOUBLE GARAGE 24'6" x 21'5" (plus recess)**

Twin, up and over doors. Separate service door to rear garden. Power, light and oil fired central heating boiler. Fixed stairwell leading to:

#### **FURNISHED CLOAKROOM**

White, two piece suite comprising pedestal wash hand basin and WC.

#### **FLOORED ROOF SPACE 24'6" x 13'9" (wps)**

(Currently utilised as games room). Fitted bar area. Wood laminate floor covering. Power, light and access to under eaves storage.

### **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.







**Well presented, spacious, family sized detached home, with matching detached double garage and games room, occupying a c.1 acre site off the Lisnataylor Road, Nutts Corner, Crumlin.**

**The property comprises entrance hall, furnished cloakroom, lounge, family room, dining room, sun lounge, kitchen with informal dining area, utility room, five well-proportioned bedrooms (four being en suite), and separate family bathroom.**

**Externally, the property enjoys generous sized private driveway, with electric operated gates, double garage with games room above, and gardens front, side and rear finished in lawn, timber decking, paved patio area, and wide array of plants, trees and shrubbery.**

**Other attributes include oil heating and PVC double glazing.**

**Early viewing highly recommended.**



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>	<b>64</b>	<b>67</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	

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

**INVESTORS IN PEOPLE**  
We invest in people Gold

**PRS** Property Redress Scheme

Proudly sponsoring



Awards

