



## 21 Lislunna Road

Kells, Ballymena, BT42 3NR

Offers Over £545,000



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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL/DINING AREA

15'0 x 14'1 (4.57m x 4.29m)

Hardwood front door with side screens and fan light over. Solid Oak flooring. Feature fireplace. Hardwood glazed double doors to lounge and central hallway.

#### LOUNGE

20'11 x 14'2 (6.38m x 4.32m)

Solid Oak flooring. Dual aspect windows with panoramic views to the front. Focal point open fire with composite surround on granite hearth.

#### OPEN PLAN KITCHEN/LIVING/DINING AREA

23'10 x 20'11 (7.26m x 6.38m)

Modern fitted shaker style kitchen with high and low level storage units and contrasting granite work surfaces. Matching upstands. Inlaid 1.5 bowl stainless steel sink unit. Integrated dishwasher. Range oven with 5 ring gas hob and stainless steel extractor canopy over. Space for American style fridge freezer. Matching island unit. Integrated wine rack. Focal point, exposed brick Inglenook recess with multi-fuel burning stove on slate hearth. PVC double glazed French doors to decking area. Triple aspect windows enjoying panoramic views to the front. Solid Oak flooring.

#### CENTRAL HALLWAY

Solid Oak flooring. Hardwood rear door to sheltered yard area. Stairwell to first floor. Alarm panel and Nest central heating control panel.

### UTILITY ROOM

13'2 x 7'6 (4.01m x 2.29m)

High and low level storage units and work surfaces. Composite 1.5 bowl sink unit. Space for fridge freezer, washing machine and tumble dryer. Access to store. Hardwood door to side patio area. Wood laminate floor covering.

### FURNISHED CLOAKROOM

Modern fitted two piece suite comprising wash hand basin and WC. Tiled floor.

### FAMILY ROOM/BEDROOM 4

13'1 x 13'0 (3.99m x 3.96m)

Focal point Inglenook recess with wood burning stove. Solid Oak flooring.

### FIRST FLOOR

#### LANDING

Access to eaves storage and wall to wall build in wardrobe/storage in mirrored sliding doors. Access to hot press. Twin Velux windows.

#### PRINCIPAL BEDROOM

19'5 x 11'1 (5.92m x 3.38m)

Velux window.

#### EN-SUITE

Modern fitted three piece suite comprising shower cubicle with mains shower and drench shower head over, vanity unit and WC. Fully tiled walls and wood laminate floor covering.

#### BEDROOM 2

13'0 x 11'2 (3.96m x 3.40m)

Wall to wall fitted wardrobes. Wood laminate floor covering. Velux window.

Tel: 02825655733

### BEDROOM 3

12'10 x 10'10 (3.91m x 3.30m)

Velux window.

### DELUXE FAMILY BATHROOM

Deluxe modern fitted four piece suite comprising freestanding bath, shower cubicle with mains shower and drench shower head over, vanity unit and WC. Chrome towel radiator. Fully tiled walls and tiled floor. Velux window.

### EXTERNAL

Expansive site (c.0.9 Acres) finished in mature gardens with panoramic views over the surrounding area.

Generous private driveway in tarmac with electronic entrance gates and intercom system.

Secluded rear yard and patio area in brick pavior.

Raised timber decking area to front enjoying panoramic views.

PVC fascia, soffits and rainwater goods.

Outside tap and lighting.

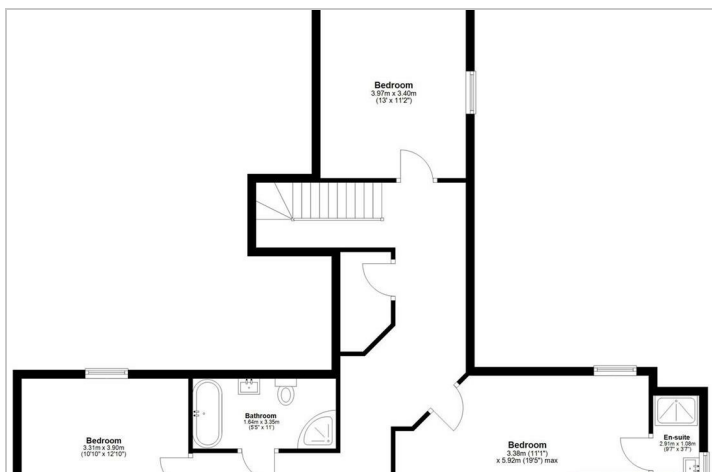
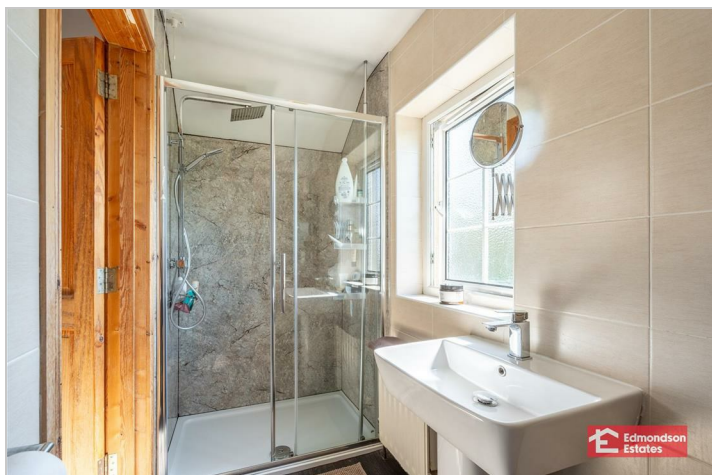
### DETACHED DOUBLE GARAGE

24'7 x 19'6 (7.49m x 5.94m)

Twin roller shutter doors. Separate service door. Oil fired central heating boiler (pressurised system). Power and light.

### ADJOINING AGRICULTURAL LANDS

Separate gated access.



Road Map



Hybrid Map



Terrain Map



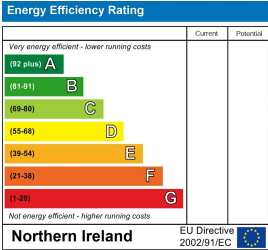
Floor Plan



Viewing

Please contact our Ballymena Office on 02825655733 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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