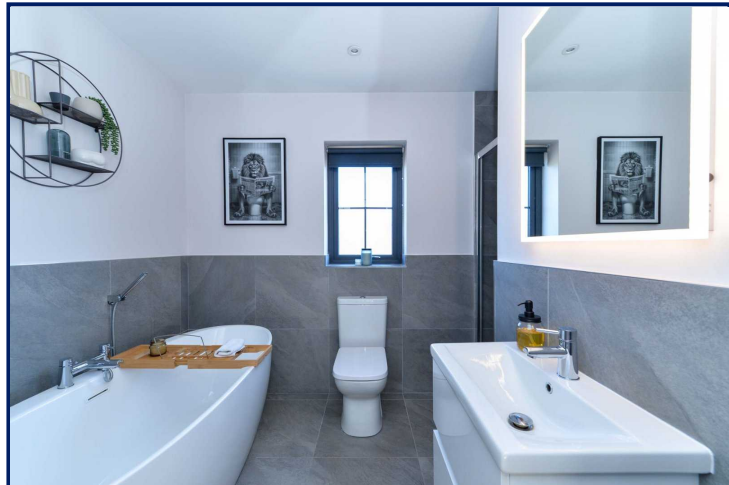


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



4 Lislaynan Heights, Ballycarry,
BT38 9TY

Offers in the region of:
£248,500

Reeds Rains

reedsrains.co.uk

4 Lislaynan Heights, Ballycarry

Description

Classically designed and constructed in 2022 this detached family home is finished to an exacting standard throughout with a beautiful interior finish. Positioned on an enviable site with uninterrupted far reaching countryside views this family home leaves little to do but simply move in. The accommodation offers lounge with multi burning stove, luxury high quality kitchen/dining area and sun lounge with a double set of patio doors, contemporary four piece bathroom suite, three bedrooms - master bedroom with a luxury en-suite shower room. Further benefits include an oil fired central heating, double glazed windows, alarm system, CCTV, dry master ventilation, outdoor power point and electric car charging point. Situated just a short stroll to Ballycarry village and local primary school this stunning home must be viewed to appreciated. A personal viewing can be arranged through Reeds Rains on 02893 351727.

Entrance Hall

Tiled floor.

Lounge

15'11" 14'11" (4.85m 4.55m)
Feature multi burning stove.

Kitchen/Dining Area/Sun Lounge

23'8" x 18'3" (7.21m x 5.56m)
Deluxe modern range of fitted high and low level units. Built in Hotpoint hob, oven and microwave. Integrated dishwasher. Extractor fan. Pull out larder cupboard. Quartz worktop. Composite sink unit with mixer tap. Centre island. Double glazed patio door to rear garden.

Utility Room

Plumbed for washing machine and tumble dryer. Tiled floor.

Cloakroom

WC and sink unit. Tiled floor.

First Floor Landing

Master Bedroom

13'6" x 12' (4.11m x 3.66m)

En-Suite Shower Room

Modern white suite comprising tiled shower cubicle with rain head shower and shower attachment. Pedestal wash hand basin and low flush wc. Spotlights. Tiled floor. Heated towel rail.

Bedroom 2

12' x 9' (3.66m x 2.74m)

Bedroom 3

12'4" x 9'7" (3.76m x 2.92m)

Bathroom

Luxury four piece white suite comprising free standing bath with shower attachment, separate shower cubicle with wall mounted shower, vanity unit and low flush wc. Part tiled walls and tiled floor.

Roofspace

Pull down ladder. Light and partially floored.

Front Garden

Laid in lawn.

Rear Garden

Laid in lawn with paved patio area. Views over surrounding countryside. Flood lighting and outside power point.

Driveway Parking

Electric charging point

CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/contents>

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carnmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favsko NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

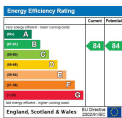
All Measurements are Approximate.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

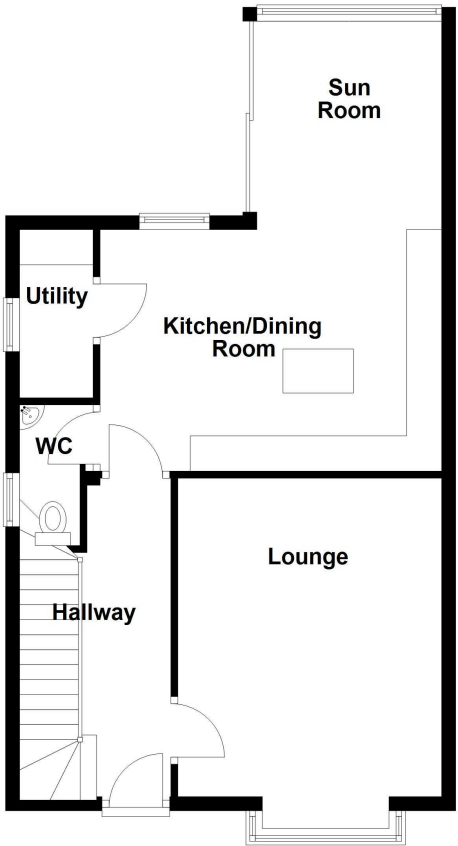
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Ground Floor



First Floor

