

53 Lislainan, Ballycarry, BT38 9GZ



- **Modern End Townhouse**
- **3 Bedrooms/ 1+ Reception Room**
- **Open Plan Kitchen With Living/ Dining Aspect**
- **Luxury Shaker Fitted Kitchen**
- **Far Reaching Views Over Countryside And Beyond**
- **Deluxe Family Bathroom**
- **Modern En Suite Shower Room**
- **Furnished Ground Floor Cloakroom**
- **PVC Double Glazed Windows**
- **Oil Fired Central Heating**

PRICE Offers Over £139,950

Positioned within a quiet cul de sac in a popular modern development. This spacious end townhouse enjoys a well planned living layout incorporating a spacious lounge, luxury shaker kitchen with living/ dining aspect, furnished ground floor cloakroom and en suite shower room. Boasting an unspoilt open aspect over the surrounding countryside towards the Scottish Coastline an early viewing is recommended.

>Sales >New Homes >Commercial >Rentals >Mortgages

Antrim
12 Church Street
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803

ACCOMMODATION

GROUND FLOOR

Front door into:-

ENTRANCE HALL

Walnut effect laminate flooring extending into:-

LOUNGE 15'6" x 12'4"

Cast iron wood burning stove with slate hearth. Enjoys far reaching views over fields extending towards Scottish coastline.

LUXURY SHAKER KITCHEN WITH LIVING/ DINING ASPECT 19'6" x 11'2"

Equipped with a comprehensive range of high and low level shaker style fitted units in ivory finish with contrasting work surfaces. Breakfast bar style return. Integrated appliances including fridge freezer, dishwasher, oven with 4 ring hob, overhead extractor fan housed in stainless steel canopy and glass hood. Single drainer sink unit. Twin French PVC double glazed doors to garden.

UTILITY ROOM 7'1" x 4'10"

Plumbed for washing machine.

FURNISHED CLOAKROOM

Comprising semi pedestal wash hand basin and button flush w.c. Feature tiled accent wall in metro brick. Plumbed for washing machine and tumble dryer. Tiled floor.

BEDROOM 1 16'0" x 12'4"

Twin velux windows.

MODERN EN SUITE

Comprising semi pedestal wash hand basin, button flush w.c. and large shower enclosure. Tiled floor.

BEDROOM 2 11'10" x 9'0"

BEDROOM 3 8'3" x 7'6"

DELUXE FAMILY BATHROOM

Comprising semi pedestal wash hand basin, button flush w.c and panelled bath with shower attachment. Tiled floor. Complementary wall tiling.

OUTSIDE

Neat garden to front in lawn.

Driveway to side with ample parking.

Large private enclosed garden to rear in lawn.

Screened by perimeter fence with part paved patio area.

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

IMPORTANT NOTE TO ALL PURCHASERS:

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