

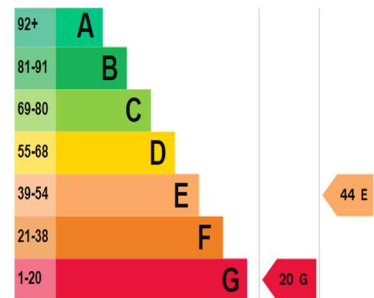


18 LISLUNNAN ROAD

KELLS, BALLYMENA, BT42 3NR

- Three Bed Detached Country House & Outbuildings
- Extensive, Mature Gardens, Lawns & Shrubbery
- Ideal Countryside Renovation Project
- Convenient to Local Schools, Amenities and Main Commuter Roads
- No Forwarding Chain

PRICE: Offers Over £230,000





Convenient to Kells Village and Antrim Town, **18 Lislunnan Road** is the ideal purchase for someone looking a property with excellent potential both inside and out whilst also being close to local schools, amenities, and main commuter roads.

Externally offering large extensive and mature gardens to both the front and rear, along with additional ground to the left-hand side of the lane, the possibilities are endless and has been used for multiple uses throughout the years.

A property with so much charm and potential doesn't come onto the market very often and we anticipate high demand for this one, so we recommend you call us now on 028 2565 2272 to book your personal viewing.

DOWNSTAIRS ACCOMMODATION

PORCH ^{6'11 x 7'4}

Wooden Front Door, Tiled Flooring, Wooden Windows.

HALLWAY ^{6'2 x 17'11}

Amtico Flooring, Radiator, Under Stairs Storage Cupboard, uPVC Rear Door, Wooden Front Door.

KITCHEN / DINER ^{11'9 x 17'11}

Amtico Flooring, Eye & Low-Level Wooden Units, Stainless Steel 1.5 Bowl Sink and Drainer, Plumbed for Auto, Integrated Hob & Oven, Space for Under Counter Fridge, Radiator, Socket Points, Windows to Front and Rear, Laminate Worktop, Rayburn Nouvelle Range (which runs the central heating)

SITTING ROOM ^{10'6 (WP) x 17'11 (WP)}

Oak Flooring, Windows to Front and Rear, Socket Points, Radiator, Open Fire with Dunsley Back Boiler Decorative Tile & Brick Surround, Wooden Mantle.

UPSTAIRS ACCOMMODATION

STAIRS AND LANDING ^{5'6 x 17'11}

Carpeted Flooring, Windows to Front and Rear, Radiator.





BATHROOM 7'9 (WP) x 12'1 (WP)

Vinyl Tile Flooring, Window to Rear, Partially Tiled Walls, Corner Shower Enclosure, WC, Wash Hand Basin, Bath, Attic Access, Radiator, Hot-Press Cupboard with Tank and Shelving.

BEDROOM ONE 7'11 x 11'8

Wood Effect Laminate Flooring, Radiator, Socket Points, Window to Rear.

BEDROOM TWO 9'7 (WP) x 11'8 (WP)

Carpeted Flooring, Radiator, Socket Points, Window to Front.

BEDROOM THREE 9'8 x 11'8

Carpeted Flooring, Radiator, Socket Points, Window to Front, Built-In Wardrobe.

OUTSIDE

FRONT

Small shared lane from Lislunnan Road. Small plot of ground to the left-hand side of lane (with hayshed on it).

To the right of the lane, exceptional mature gardens with an array of trees. Plants and shrubbery.

The Burn runs in front of the property and to the left hand side of the lane, with a feature bridge in front of the house.

REAR OF HOUSE

Tarmac Yard, Extensive Rear Gardens laid in Lawn.

OUTBUILDINGS TO INCLUDE:

- Recently built 4-bay shed (**16'3 x 55'6**) which has been used for storage/garage use.
- Old byre (**14'11 x 27'9**) at rear of house which has been converted and currently laid out for dog pens.
- Corrugated tin & wooden frame hay shed (**18'10 x 39'5**) in need of repair.

RATES 23/24: £1,006.02

TENURE: Assumed Freehold

SIZE: 1065 sqft / 99 sqm

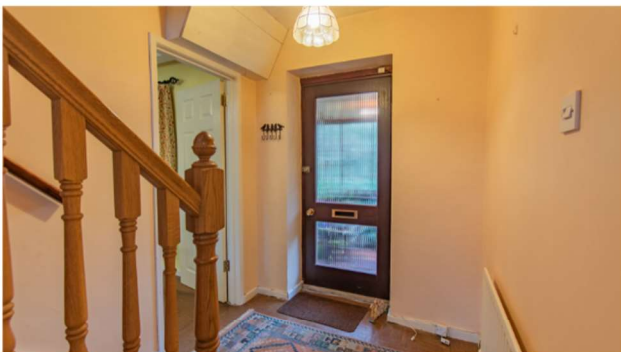
VIEWINGS: Appointment with Agent Only.





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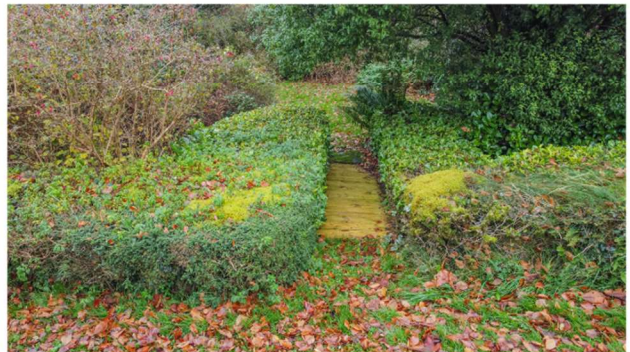
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