

27 LISLAYNAN CARRICKFERGUS BT38 9GZ



Substantial detached house
 Four bedrooms, incorporating three doubles
 Master bedroom en-suite with white suite
 Lounge with feature cast iron fire surround & double doors to garden
 Family room / dining room
 Kitchen diner boasting contemporary shaker style units
 Utility room & down stairs Wc
 Family bathroom with separate shower cubicle
 Matching tiling throughout the ground floor
 Double glazing & oil fired heating system
 Enclosed rear garden and detached garage
 Village location convenient to Carrickfergus
 Ideal family accommodation

Offers Around £239,950

Tenure: Leasehold

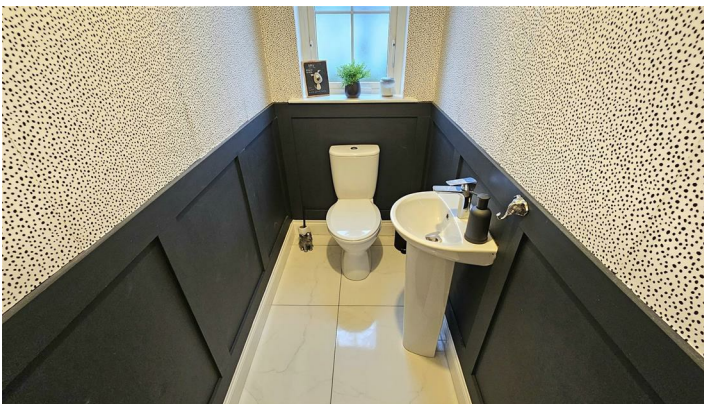
Viewing: Please contact Carrickfergus Branch Tel: 028 9336 5986

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	62
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	



Entrance hall

Radiator, tiled flooring doors to



Downstairs Wc

Double glazed window to side aspect, white suite comprising low flush Wc, pedestal sink, tiled flooring



Lounge

17'1 x 12'1

Double glazed window to side aspect, double doors to rear garden, fireplace incorporating wood surround with cast iron inset, tiled hearth, radiator, tiled flooring





Family room / dining room

13'2 x 9'11

Double glazed windows to front and side aspects, radiator, tiled flooring



Kitchen diner

17'0 x 9'9

Double glazed windows to front and side aspects, excellent range of contemporary grey shaker style units with contrasting work surfaces, inset 1.5 bowl sink and drainer with mixer tap over, stainless steel range chimney style extractor fan, tiled splashbacks, radiator, tiled floor, open plan to dining area



Utility room

Plumbed for washing machine, tiled flooring



Stairs & Landing

Storage cupboard, airing cupboard, doors to

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.

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Bedroom one

17'0 x 9'10

Double glazed windows to front and rear aspects, radiators, door to ensuite



En-suite

Double glazed windows to front and rear aspect, white suite comprising low flush Wc, pedestal sink and shower cubicle, radiator



Bedroom two

12'1 x 9'11

Double glazed window to side aspect, radiator



Bedroom three

10'0 x 9'11

Double glazed windows to front and side aspect, radiator



Bedroom four

8'9 x 6'9

Double glazed window to side aspect, radiator



Bathroom

Double glazed window to side aspect, white suite comprising low flush Wc, pedestal sink, panel enclosed bath and shower cubicle, radiator, ceramic tiled floor



Gardens & grounds

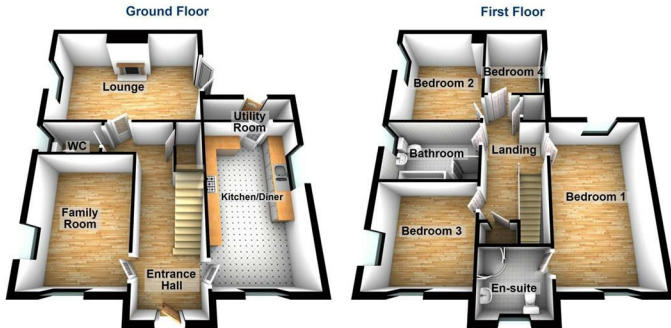
At the rear there is an enclosed garden laid to patio, whilst at the front a driveway

Garage

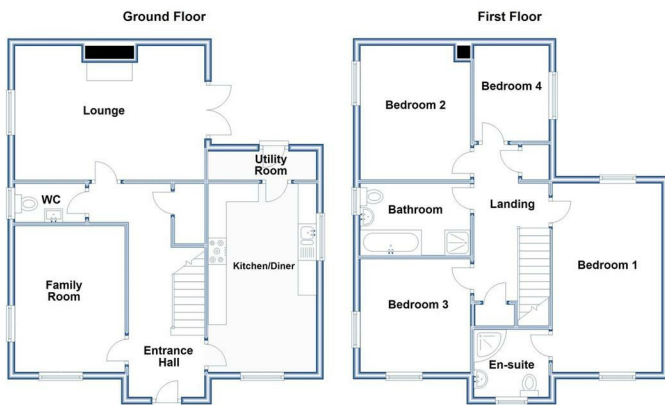
19'5 x 9'11

Detached garage with roller door, power and light

floor plans



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan. Plan produced using PlanUp.



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