



FOR SALE - 1 Lisheeghan Lane, Ballymoney

**Offers Over: £325,000**



# Accommodation:

## Ground Floor

**Entrance Porch:** 0.80m x 1.37m  
Solid wood flooring, painted walls, recessed lighting, double doors through to entrance hall.

**Entrance Hall:** 4.03m x 5.01m  
Solid wood flooring, painted walls, recessed lighting, phone point.

**Living Room:** 5.01m x 5.09m  
Solid wood flooring, painted walls, feature pendant lighting, ceiling cornicing, TV points, bay window, mahogany fireplace with cast iron inset and tiled hearth.

**Kitchen / Dining:** 5.46m x 5.77m  
Tiled flooring, painted walls, feature recessed lighting, eye & low level units with feature lighting, falcon electric range, 1.5 stainless steel sink & drainer, TV & phone points, Velux windows, plumbing for dishwasher.

**Utility Room:** 1.83m x 3.28m  
Tiled flooring, painted walls, lighting, eye & low level units with tiling between, stainless steel sink & drainer, plumbed for washing machine.

**Snug:** 3.28m x 4.35m  
Solid wood flooring, painted walls, lighting, TV point, doors leading to conservatory & office.

**Office:** 1.99m x 3.29m  
Tiled flooring, painted walls, lighting, phone point.

**Conservatory:** 2.41m x 4.34m  
Tiled flooring, painted walls, recessed lighting, pedestrian door to rear yard.

**Bedroom 1:** 2.99m x 4.43m  
Carpet, painted walls, lighting, phone point.

**Bathroom:** 1.93m x 3.21m  
Tiled flooring, painted walls, lighting, modern white suite to include w/c, sink, fully tiled walk in shower cubicle with mains shower.

## First Floor

**Bedroom 2:** 5.11m x 5.11m  
Wooden flooring, painted walls, feature pendant lighting, phone point, built in furniture & slide robes.

**Bedroom 3:** 4.28m x 4.43m  
Wooden flooring, painted walls, lighting, built in furniture, feature wall lighting.

**Bedroom 4:** 2.81m x 4.02m  
Wooden flooring, painted walls, lighting.

**Bedroom 5:** 3.28m x 3.68m  
Wooden flooring, painted walls, lighting, Velux windows.

**Bedroom 6:** 2.82m x 2.92m  
Wooden flooring, painted walls, lighting, Velux windows, built in desk and eve storage.

**Bathroom 2 :** 1.78m x 3.15m  
Tiled flooring, painted walls, recessed lighting, Velux window, modern white suite to include w/c, floating sink with tiled splash back, free standing roll top bath with mixer tap, recessed shelf and feature tiled splash back, fully enclosed panelled shower with mains shower, modern vertical radiator with glass insert.

**Hot Press:** 0.92m x 1.55m

**Garage:** 5.82m x 7.40m  
Concrete floor, painted walls, lighting, electric points, pedestrian door, manual roller shutter door. (Mezzanine floor (2.99m x 7.43m) Suitable for home office conversion)



## External:

Property is approached via a private tarmac driveway with paved boarder.

Large side gardens sown in grass with paving outside dining / entertaining space.

Detached garage with roller door and pedestrian door with floored attic space which would be an ideal conversion for someone working from home.

Additional concrete area suitable for extension of entertainment space or garden room.

Heating is via oil and solid fuel in living room.

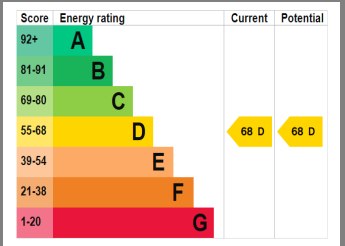
Outside Tap & Lighting

Double Glazed uPVC Windows & Doors

Approximate annual rates payable as per 2024: £1,813.74

Tenure: Assumed to be freehold

## EPC:



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