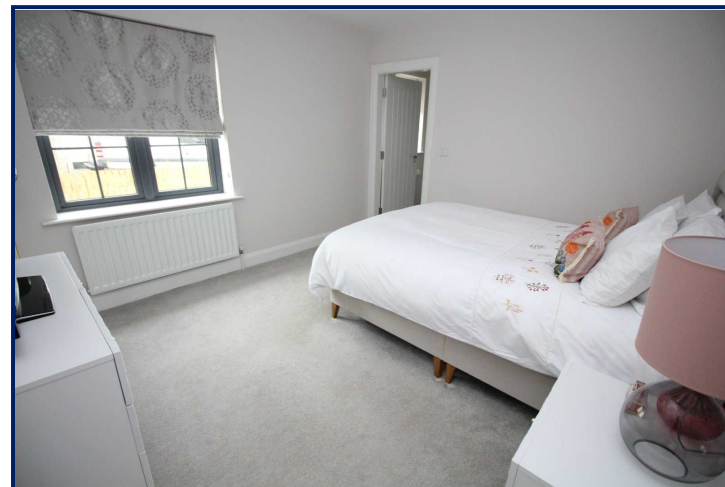


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	85	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



19 Lislayan Heights, Ballycarry,
BT38 9TY

Offers in excess of: £179,950

reedsrains.co.uk

19 Lislaynan Heights, Ballycarry

Description

A desirable starter home in a well regarded location with modern interior. Finished to a high standard throughout the well planned layout offers spacious lounge, contemporary fitted kitchen/diner, utility room with wc, three first floor bedrooms - master bedroom with en-suite shower room and a superb white bathroom suite. Complemented further with an oil fired central heating system and double glazed windows. Externally the property boasts a well enclosed rear garden and driveway parking. An early viewing appointment comes highly recommended.

Entrance Hall

Block tiled floor.

Lounge

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

Kitchen/Dining Area

18' x 11'8" (5.49m x 3.56m)
Contemporary range of fitted high and low level units. One and a half bowl stainless steel sink unit with mixer tap. Built in hob and oven. Extractor fan. Integrated fridge/freezer and dishwasher. Block tiled floor. PVC double glazed patio door to rear garden.

Utility Room/Cloakroom

Low flush wc and sink unit. Plumbed for washing machine. Block tiled floor. Spotlights.

First Floor Landing

Built in hotpress.

Master Bedroom

12'2" x 10'8" (3.7m x 3.25m)

En-Suite Shower Room

White suite comprising tiled shower cubicle with wall mounted thermostatically controlled shower, sink unit and low flush wc. Heated towel rail. Tiled floor.

Bedroom 2

10'2" x 9'5" (3.1m x 2.87m)

Bedroom 3

10' x 8'2" (3.05m x 2.5m)

Bathroom

Modern white suite comprising panelled bath, pedestal wash hand basin and low flush wc. Part tiled walls and tiled floor. Spotlights.

Front Garden

Laid in lawn.

Rear Garden

Enclosed rear garden laid in lawn with paved patio area.

Driveway Parking

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.

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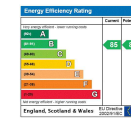
All Measurements are Approximate.

Laser Tape Clause

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

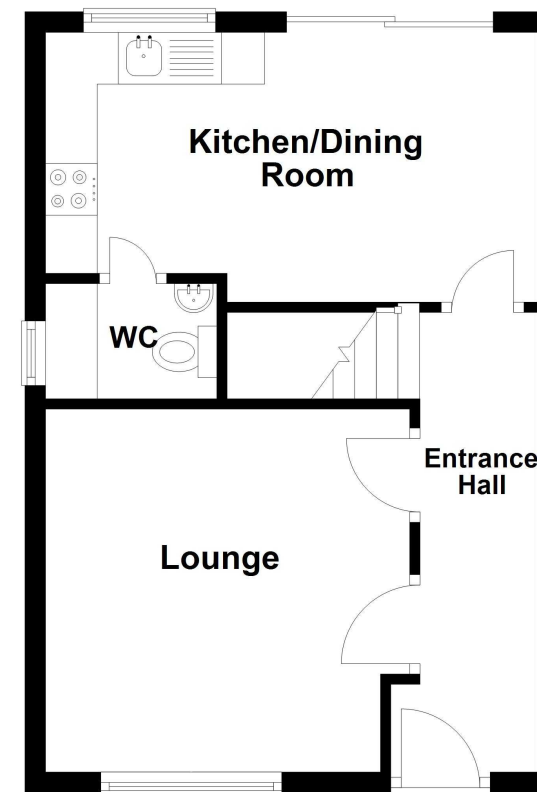
Floorplan Clause

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



For full EPC please contact the branch.

Ground Floor



First Floor

