COLIN GRAHAM RESIDENTIAL

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56 Lislaynan, Ballycarry, BT38 9GZ

- Detached Home
- Lounge
- Furnished Cloakroom
- Oil Heating; PVC Double Glazing
- Fully Enclosed Rear Garden
- Three Well-Proportioned Bedrooms
- Kitchen Through Dining Room
- Bathroom; En Suite Shower Room
- Private Driveway
- Lough Views

Offers Over £174,950

EPC Rating D





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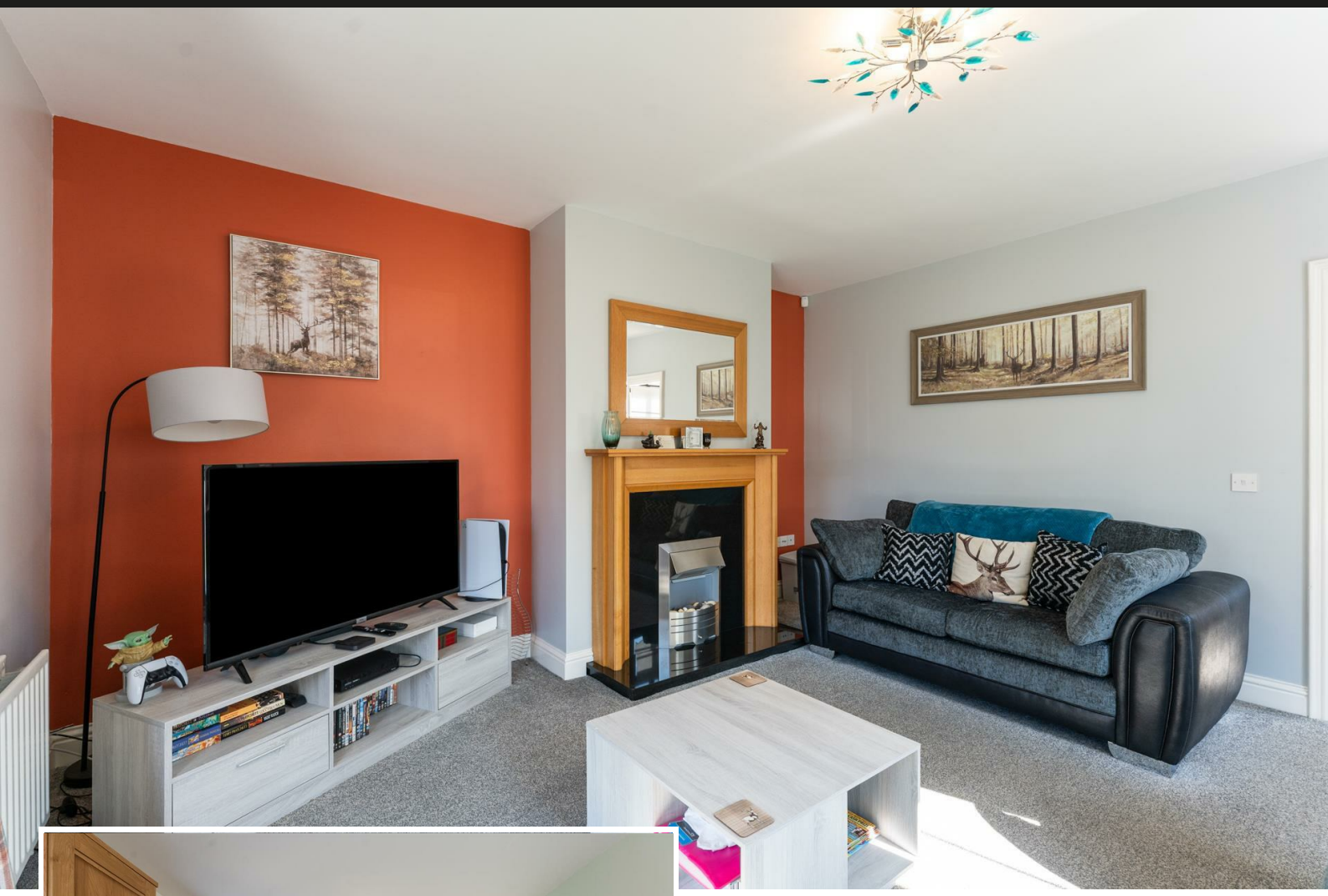




PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood, double glazed front door. Tiled floor. Stairwell to first floor. Access to under stairs store.

LOUNGE 14'8" x 13'9" (plus bay)

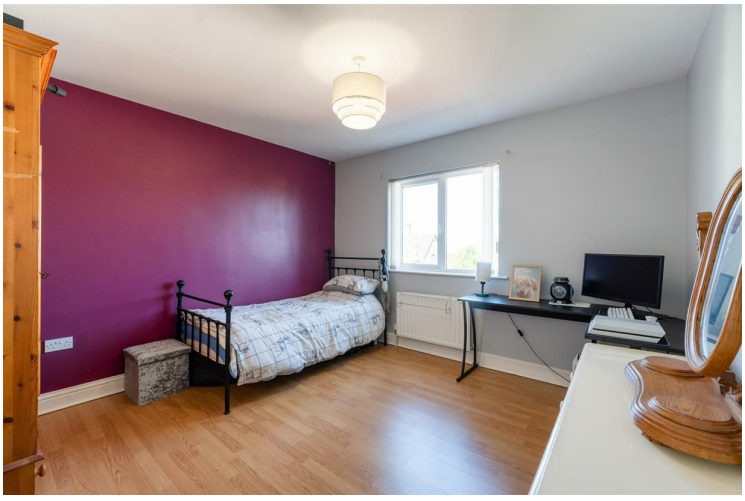
Dual aspect windows. Box bay window to side elevation. Focal point fireplace with timber surround.

KITCHEN THROUGH DINING ROOM 21'11" x 11'8" (wps)

Country style kitchen with range of high and low level storage units with contrasting, granite effect, melamine work surface. Matching island unit with breakfast bar area. Stainless steel 1.5 bowl sink unit with draining bay. Cooker point with stainless steel extractor hood over. Space for fridge freezer. Integrated dishwasher. Space and plumbed for washing machine. Glass fronted display cabinet. Splashback tiling to walls. Tiled floor. PVC double glazed French doors with matching side screens leading to rear garden.







FURNISHED CLOAKROOM

White, two piece suite comprising wash hand basin and WC. Splash back tiling to sink. Tiled floor.

FIRST FLOOR

LANDING

Access to shelved hot press and roof space.

PRINCIPAL BEDROOM 14'2" x 10'1"

Wood laminate floor covering.

EN SUITE SHOWER ROOM

White, three piece suite comprising panelled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Splashback tiling to sink. Tiled floor.

BEDROOM 2 11'9" x 11'9"

Elevated rural views. Wood laminate floor covering.

BEDROOM 3 9'9" x 8'6"

Elevated rural views towards Belfast Lough. Wood laminate floor covering.

BATHROOM

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Part tiling to walls. Tiled floor.

EXTERNAL

Front and side gardens finished in lawn and range of trees and shrubs.
Private driveway finished in decorative stone.
Fully enclosed, low maintenance rear garden finished in paved patio area, timber decking, decorative stone and range of shrubs.
Boiler house with oil fired central heating boiler.
PVC oil storage tank.
Outside tap.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

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.







Immaculately presented, three bedroom, detached home, situated within the popular Lislaynan development, West Street, Ballycarry.

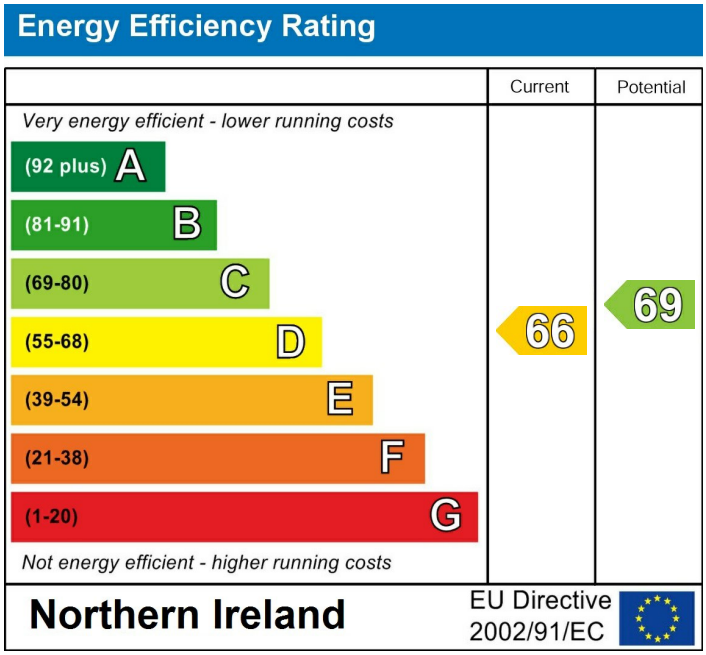
The property comprises entrance hall, lounge, kitchen through dining room, furnished cloakroom, three well-proportioned bedrooms, to include principal en suite, and separate bathroom, with white, three piece suite.

Externally, the property enjoys private driveway, finished in decorate stone, and fully enclose, low maintenance rear garden.

Other attributes include oil heating, PVC double glazing, and lough views.

Early viewing highly recommended to avoid disappointment.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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Telegraph PROPERTY AWARDS 2019

Shortlisted TheNegotiator Awards 2018

Shortlisted TheNegotiator Awards 2019

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