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45 Lislaynan, Ballycarry, BT38 9GZ

- Semi Detached Home
- Lounge; Wood Burning Stove
- Deluxe Bathroom
- Generous Sized Driveway
- Timber Garden Room and Stores
- Three Well-Proportioned Bedrooms
- Kitchen Through Dining Room
- Oil Heating; PVC Double Glazing
- Fully Landscaped Site; Open Aspect To Side
- Immaculately Presented Throughout

Offers Over £159,950

EPC Rating D





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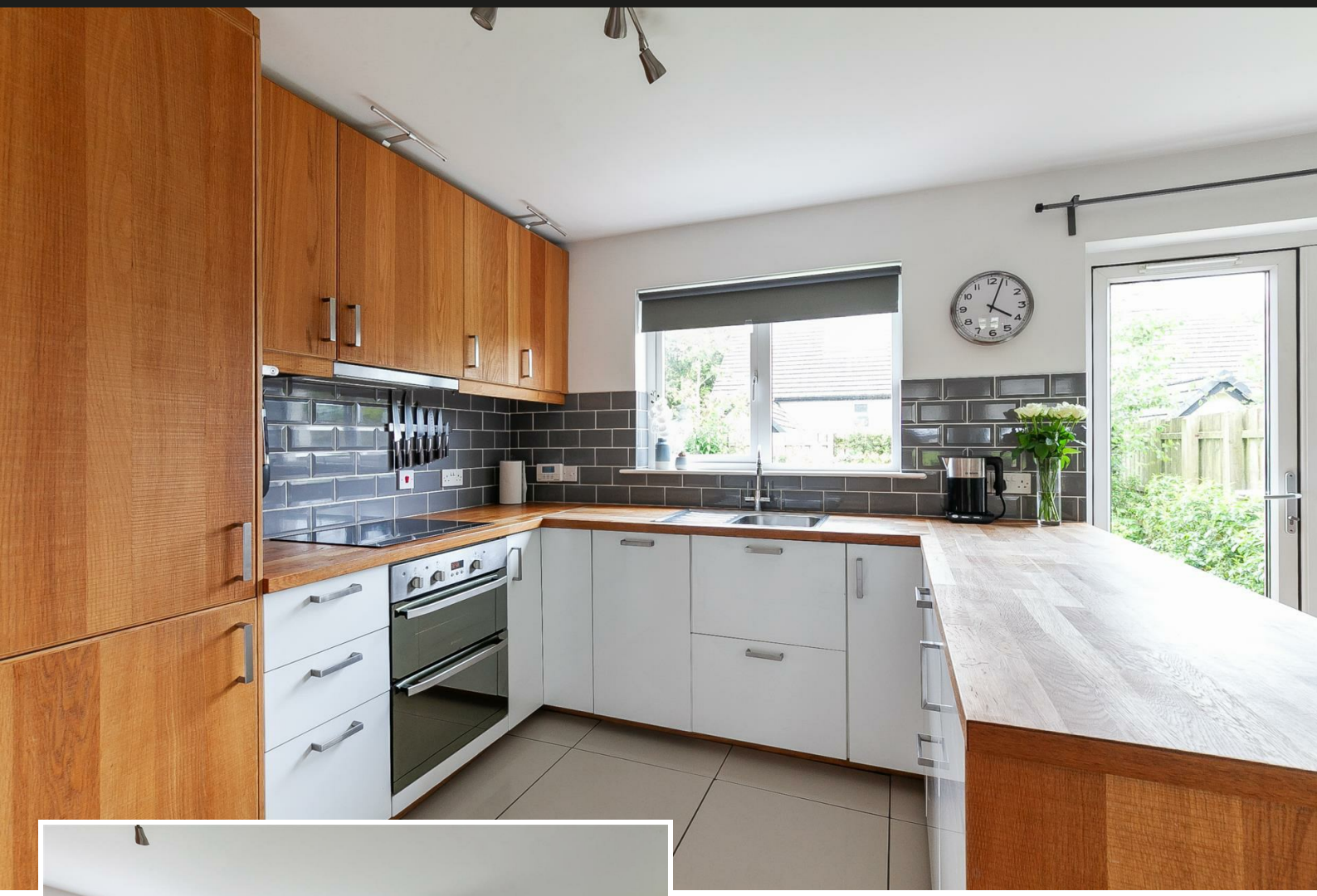




PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite, double glazed front door. Tiled floor. Stairwell to first floor.

LOUNGE 14'10" x 12'5"

Cast iron wood burning stove on slate hearth. Tiled floor. Open arch leading to:







KITCHEN THROUGH DINING ROOM 16'0" x 12'1" (wps)

Modern fitted kitchen with range of high and low level storage units, with contrasting, engineered, wood block work surface. Stainless steel sink unit with draining bay. Integrated, touch screen hob, with extractor hood over. Integrated fridge freezer and dishwasher. Splashback tiling to walls. Tiled floor. Access to walk in, shelved larder unit. PVC double glazed French doors leading to rear garden.

FIRST FLOOR

LANDING

Access to partially floored roof space via slingsby style ladder. Access to hot press.

BEDROOM 1 13'2" x 9'1" (plus wardrobe recess)

BEDROOM 2 11'9" x 8'3"

Wood laminate floor covering.

BEDROOM 3 8'1" x 7'4" (wps)

Fitted cabin bed. Wood laminate floor covering.

DELUXE FAMILY BATHROOM

White, four piece suite comprising panelled bath, separate oversized shower enclosure, vanity unit and WC. Electric shower. Chrome towel radiator. Half tiling to walls. Tiled floor.

EXTERNAL

Front garden finished in lawn, shrubs and mature trees.
Generous sized private driveway area finished in decorative stone.
Tiled entrance canopy.
External lighting.
Fully enclosed, landscaped, rear garden, finished in lawn, timber decking, paved patio area, decorative stone, pond, and wide array of plants, trees and shrubbery.
Open aspect to side, enjoying delightful, rural views.
Attached garden stores.
Oil fired central heating boiler.
PVC oil storage tank.
Outside tap.

TIMBER GARDEN ROOM 15'1" x 9'5"

Power, light and double glazed windows.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS



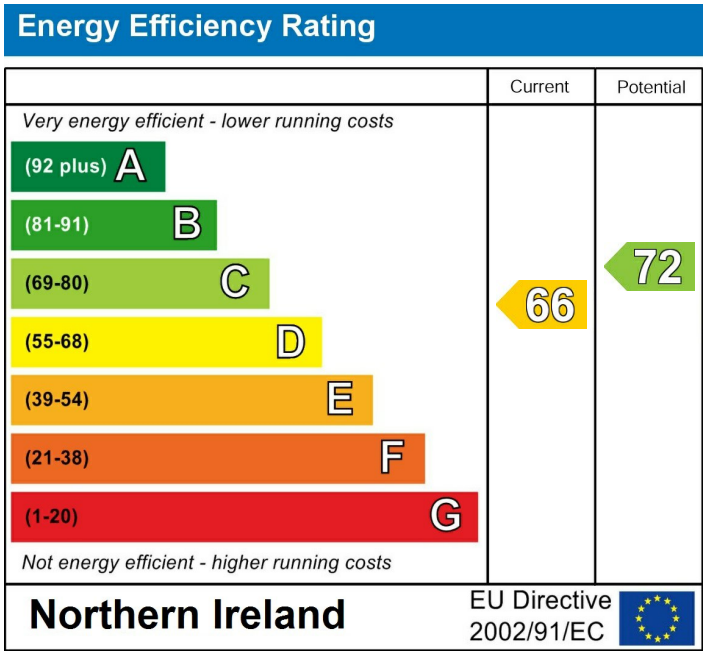


Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.



Immaculately presented, three bedroom, semi detached home, occupying a prime, fully landscaped site, within the popular Lislaynan development, West Street, Ballycarry. The property comprises entrance hall, lounge with wood burning stove, open arch to kitchen through dining room, walk in larder unit, three well-proportioned bedrooms, and deluxe bathroom, with white four piece suite. Externally, the property enjoys private driveway finished in decorative stone, timber garden room, and fully enclosed rear garden, finished in lawn, timber decking, paved patio area, pond, and wide array of plants, trees and shrubbery. Other attributes include oil heating, PVC oil storage tank and open aspect to side, enjoying delightful, rural views. Ideal first time buy / buy to let alike. Early viewing highly recommended.





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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