

37 LISLAYNAN, BALLYCARRY, BT38 9GZ

PRICE: OFFERS AROUND £179,950

VIEWING: Through Office 02828 279921



- **Stunning detached family home situated in a popular residential development in Ballycarry.**
 - **PVC Double glazing/ Oil fired central heating.**
 - **Spacious lounge extending to 26 ft with wall mounted gas fire.**
- **Kitchen/ dining area with excellent range of high and low level units.**
 - **Ground floor WC/ utility room.**
 - **Four double bedrooms- master with ensuite shower room.**
 - **Family bathroom with contemporary white suite.**
 - **Detached garage with roller door.**
- **Front garden laid in lawn with tarmac driveway providing ample parking.**
 - **Landscaped rear garden with lawn, paved and decked areas.**
 - **Internal appraisal comes highly recommended.**

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Ground Floor

RECEPTION HALL:

Tiled flooring.

CLOAKROOM:

White suite comprising low flush WC and wash hand basin. Tiled walls. Tiled flooring.

LOUNGE: 26' 3" x 12' 11" (8.0m x 3.93m)

Feature wall mounted gas fire. Laminate wood flooring.

KITCHEN/ DINING AREA: 26' 3" x 12' 11" (8.0m x 3.93m)

Excellent range of high and low level units. Laminate work surfaces. Contemporary stainless steel sink and drainer unit with mixer tap. Glazed display cupboards. Stainless steel range style five ring gas cooker with twin under ovens. Stainless steel ducted cooker hood. Integrated fridge/ freezer. Integrated dishwasher. Wine rack. Part tiled walls. Tiled flooring. Recessed lighting. PVC double glazed French doors to garden.

UTILITY ROOM: 5' 12" x 5' 7" (1.82m x 1.69m)

Low level cupboard. Stainless steel sink and drainer unit with mixer tap. Plumbed for automatic washing machine. Vented for tumble dryer. Cloaks cupboard.

First Floor

LANDING:

Hotpress and storage cupboard. Access to roofspace.

MASTER BEDROOM: 15' 1" x 12' 11" (4.6m x 3.93m)

Laminate wood flooring. Recessed lighting. Ensuite shower room comprising low flush WC, pedestal wash hand basin and shower enclosure with thermostatically controlled shower fitting. Tiled walls. Tiled flooring.

BEDROOM (2): 10' 10" x 9' 4" (3.3m x 2.84m)

Sea view.

BEDROOM (3): 12' 12" x 10' 4" (3.95m x 3.15m)

BEDROOM (4): 10' 10" x 10' 4" (3.29m x 3.15m) plus depth of built in wardrobe.

BATHROOM:

Contemporary white suite comprising low flush WC, semi- ped wash hand basin, tiled bath with mixer tap and shower attachment. Separate shower enclosure with thermostatically controlled shower fitting. Tiled walls. Tiled flooring.

Outside

DETACHED GARAGE: 19' 9" x 10' 3" (6.02m x 3.13m)

Roller door. Light and power. Low level units with laminate work surface. Oil fired boiler.

Front garden laid in lawn. Tarmac driveway with ample parking for several cars. Landscaped rear garden with paved patio, lawn and decked area. Range of raised flowerbeds with a wealth of shrubs and trees.



	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80		
D 55-68	62	66
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

IMPORTANT NOTICE TO PURCHASERS:-

We have not tested any systems or appliances at this property.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or other wise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Hunter Campbell nor any person in it's employ has any authority to make or give, any representation or warranty whatever in relation to this property.