

## 5 LISNALINCHY ROAD WEST

**Ballyrobert Ballyclare  
BT39 9NY**

- Detached Family Home
- 4 Bedrooms Master Ensuite
- 2 Reception Rooms & Sunroom
- Fitted Kitchen / Diner
- Utility & Downstairs WC
- White Bathroom Suite
- PVC Double Glazing / Oil
- Attached Double Garage
- Superb Gardens & Views

| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| Northern Ireland                            |         | EU Directive 2002/91/EC |

**Offers Around £295,000**

# 5 Lisnalinchy Road West

Ballyrobert, Ballyclare, BT39 9NY



ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Pvc double glazed front door, Chinese slate flooring, radiator

LOUNGE

19'1" x 12'1" (5.82m" x 3.68m")  
Feature fireplace, pine surround, solid wood flooring, two radiators, glass panelled doors to

SUNROOM

12'5" x 12'0" (3.78m" x 3.66m")  
Tiled floor, two radiators, pvc double glazed double doors to rear

KITCHEN / DINER

19'0" x 11'8" (5.79m" x 3.56m")  
Range of oak high and low level units, granite worktop, inlay sink unit, double range style cooker space, fridge / freezer space, integrated dishwasher, partly tiled walls, tiled floor, attractive fireplace with oak surround.

UTILITY ROOM

17'2" x 9'2" at widest (5.23m" x 2.79m" at widest )  
High and low level units, formica worktop, stainless steel single drainer sink unit, plumbed for washing machine, tumble dryer space, partly tiled walls, tiled floor, radiator, pvc double glazed back door

FURNISHED CLOAKROOM

Low flush wc, semi pedestal wash hand basin, tiled floor, chrome heated towel radiator

BEDROOM

17'2" x 17'2" at widest (5.23m" x 5.23m" at widest )  
Solid wood flooring, radiator

BEDROOM 1

ENSUITE

Walk in shower area, Mira shower, floating vanity unit, low flush wc, tiled floor, chrome heated towel radiator

FAMILY ROOM

11'7" x 9'9" (3.53m" x 2.97m")  
Radiator

FIRST FLOOR

LANDING

BEDROOM 1

12'1" x 11'9" at widest (3.68m" x 3.58m" at widest)  
Solid wood flooring, radiator

BEDROOM 2

12'1" x 9'0" (3.68m" x 2.74m")  
Solid wood flooring, radiator, built in wardrobe

BEDROOM 3

12'1" x 7'6" (3.68m" x 2.29m")  
Built in part mirrored sliding robes, solid wood flooring, radiator

STUDY

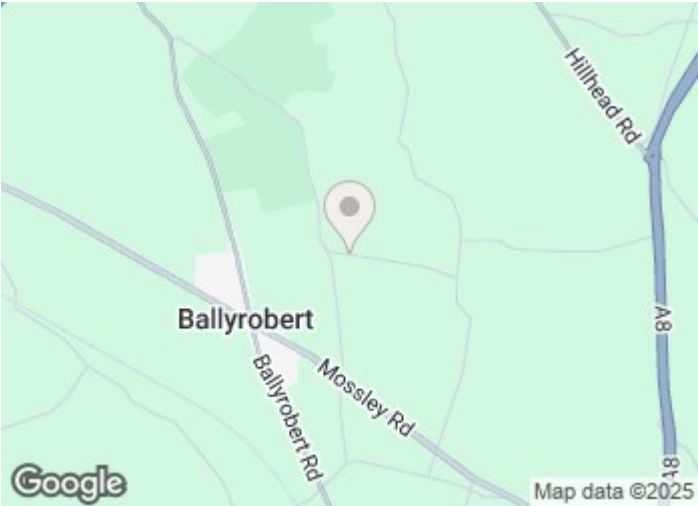
7'9" x 5'5" (2.36m" x 1.65m")  
Solid wood flooring, pvc double glazed sliding patio doors opening to a potential balcony offering stunning views over the countryside

BATHROOM

White suite comprising panelled bath, pedestal wash hand basin, low flush wc, separate shower cubicle, partly tiled walls, tiled floor, radiator, hotpress

OUTSIDE

Sweeping driveway leading to a double attached garage, twin roller shutter doors, light and power, oil boiler.  
Ample parking and turning space.  
Superb garden to front in lawn  
Good garden to side in lawn  
Garden to rear in lawn with paved patio area  
All offering stunning views over surrounding countryside



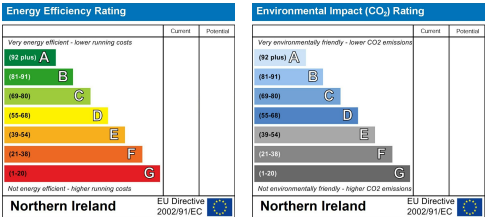
## Directions





Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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