



52 Lisnahilt Road

Broughshane, Ballymena, BT42 4QU

Offers Around £485,000



52 Lisnahilt Road

Broughshane, Ballymena, BT42 4QU

Offers Around £485,000



Entrance Hall

Double doors. Engineered oak flooring.

Living Room

18'7" x 17'5" (5.67 x 5.32)

Full height picture window. Multi fuel stove within inglenook. Vaulted ceiling. Engineered oak flooring.

Kitchen / Living / Dining

31'9" x 22'9" (9.70 x 6.95)

Open plan with beamed vaulted ceiling. Oak high and low units with granite worktops. Central island with Belfast sink, and breakfast bar area. Space for range cooker within inglenook. Integrated dishwasher, microwave and wine fridge. Pantry Cupboard. Dining area. Pellet fired stove with mantle. Tiled flooring. Double patio doors.

Utility Room

8'1" x 13'4" (2.48 x 4.08)

Oak high and low level units. Stainless steel sink. Plumbed for washing machine and space for tumble dryer. Back stable style door. Tiled flooring.

Boot Room

5'9" x 6'8" (1.77 x 2.04)

Bench seating. Shelving and hanging areas. Tiled flooring.

Cloak Room

5'1" x 6'7" (1.57 x 2.03)

LFWC and WHB. Tiled flooring.

Bedroom 1 - Front

11'2" x 13'2" (3.41 x 4.03)

Bedroom 2 - Front

11'2" x 12'11" (3.41 x 3.96)

Bedroom 3 - Front (Principal)

15'5" x 12'3" (4.70 x 3.75)

Dressing Room

8'5" x 11'3" (2.58 x 3.43)

Fitted units with shelving and rails.

En-suite

4'3" x 11'3" (1.30 x 3.45)

Contemporary style suite with LFWC and double WHB. Large shower. Chrome towel radiator. Tiled flooring.

Family Bathroom

11'3" x 13'10" (3.44 x 4.23)

Contemporary suite with free standing bath. Double WHB. LFWC. Shower. Chrome towel radiator. Tiled flooring.

Walk In Hot Press

11'3" x 4'10" (3.44 x 1.49)

Hotpress cupboard and service panels. PV tubes on roof of stables for extra provision of hot water to the house.

Bedroom 4 - Rear

11'3" x 12'9" (3.44 x 3.90)

OUTSIDE

Wash Bay

11'10" x 11'8" (3.61 x 3.56)

Concrete floor and taps.

Stable Bay 1

11'10" x 11'8" (3.61 x 3.56)

Stable Bay 2

11'10" x 11'8" (3.61 x 3.56)

Stable Bay 3

11'10" x 11'8" (3.61 x 3.56)

Stable Bay 4

11'10" x 11'8" (3.61 x 3.56)

Stable Bay 5

11'10" x 11'8" (3.61 x 3.56)

Stable Bay 6

11'10" x 11'8" (3.61 x 3.56)

Tel: 02825655733

Store 1

11'10" x 5'8" (3.61 x 1.75)

Power and lighting.

Store 2

11'10" x 5'7" (3.61 x 1.72)

Power and lighting.

Detached Double Garage

29'4" x 20'9" (8.95 x 6.35)

Currently set up as temporary stable bay and store. Main wood pelt boiler. Power and lighting. Roller doors.

Lean To Bale Sore

Hardstanding Yardage

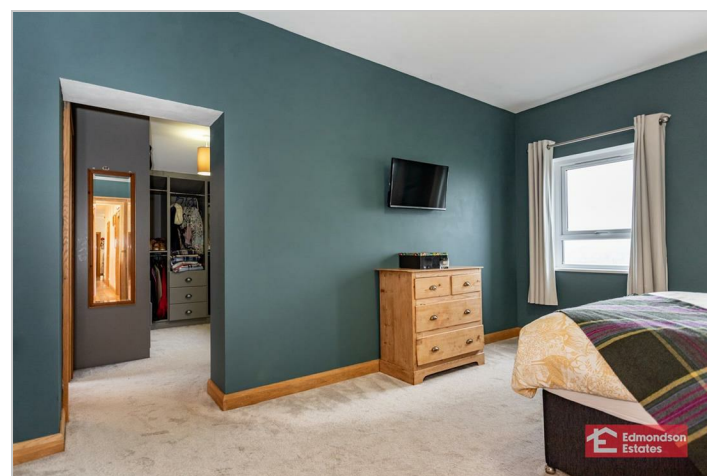
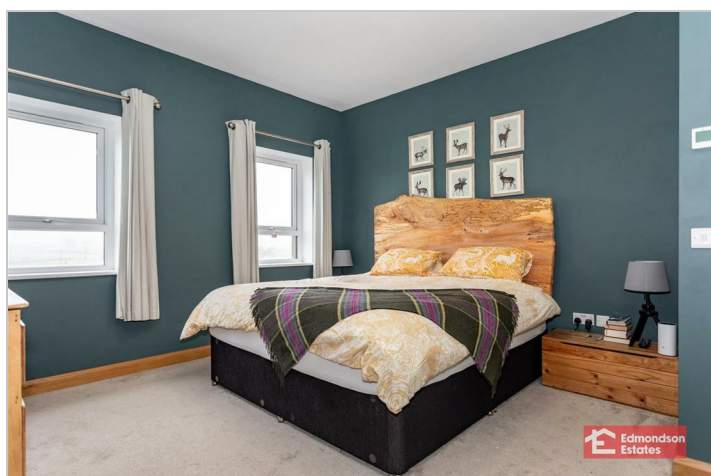
Sand Ménage

c. 164'0" x 98'5" (c. 50 x 30)

LED flood lit sand ménage.

Field

Circa 2.85 acres of field with road frontage, to the front of the house held in one block. Double gates in to the yard.



Road Map



Hybrid Map



Terrain Map



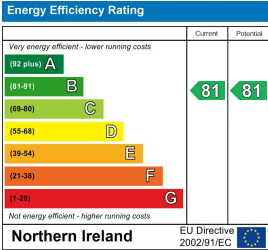
Floor Plan



Viewing

Please contact our Ballymena Office on 02825655733 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.