



35 Lislunna Road, Ballymena, BT42 3NR

Offers in the region of £319,950  4  2  4  D

Enjoying an elevated position on a site of circa 1.2 acres, this spacious detached four bedroom bungalow enjoys an excellent degree of privacy, coupled with outstanding views of the surrounding countryside.

Extending to approximately 2,150 sq ft, the bungalow offers family size living accommodation in pleasant rural surroundings, convenient by car to both Ballymena and Antrim.

Properties of this calibre are rare in today's housing market, therefore early viewing is strongly recommended in order to avoid disappointment.

- Spacious detached bungalow (circa 2,150 sq ft)
- Four formal reception rooms
- Kitchen with a separate utility room off
- Four well proportioned bedrooms, master with en-suite
- Family bathroom fitted with a contemporary suite
- Oil fired heating system (condensing oil boiler)
- PVC double glazed external windows and doors
- Large adjoining Garage
- Set on a mature 1.2 acre site
- Enjoying an excellent degree of privacy, with views over the surrounding countryside to the front



Accommodation

Dimensions and Areas are Approximate. Rates for 2023/2024 are £1924.56.

Entrance Hall 14'0" x 9'10" (max) (4.27 x 3.0 (max))
PVC front door and sidelights.
Walk in Cloak Store.

Living Room 17'10" x 12'0" (5.45 x 3.66)
Multi fuel stove inset on a tiled hearth. Bay window. Open archway into Dining Room.

Dining Room 12'0" x 9'10" (3.68 x 3.0)
Open archway into Living Room. French doors into Family Room.

Family Room 25'9" x 17'10" (7.87 x 5.46)
French doors to Dining Room.

Kitchen 12'11" x 12'0" (3.95 x 3.66)
Fitted with a range of eye and low level units. Laminate work surfaces with tiled splash back areas over. Integrated hob and oven with integrated extractor fan over. Matching breakfast bar with low levels storage. Fridge/freezer and dishwasher. Recessed ceiling lighting.

Utility Room 12'1" x 6'2" (3.69 x 1.88)
Fitted with a range of eye and low level units. Laminate work surface. Stainless steel sink. Plumbed for washing machine with space for tumble dryer. PVC back door.

Sitting Room 13'9" x 9'10" (4.2 x 3.0)
PVC patio doors opening to the side.

Bedroom 1 14'9" x 13'9" (4.5 x 4.2)
Built in mirrored sliding wardrobes. Wood effect laminate flooring. En-suite shower room off.

En-suite 10'0" x 5'0" (3.05 x 1.54)
Fitted with a contemporary suite, including a shower cubicle with electric shower, LFWC and wash hand basin. Tiled floor to ceiling. Heated towel rail.

Bedroom 2 9'10" x 9'1" (3.0 x 2.79)
Built in mirrored sliding wardrobes.

Bedroom 3 9'10" x 9'1" (3.0 x 2.77)

Bedroom 4 9'10" x 10'0" (3.0 x 3.07)



Bathroom 12'0" x 8'0" (max) (3.66 x 2.46 (max))
Fitted with a contemporary suite including a bath, shower cubicle with electric shower, W/C and wash hand basin. Tiled floor to ceiling. Built in airing cupboard.

Adjoining Garage 18'0" x 17'10" (5.49 x 5.46)
Manual up and over door. Pedestrian door into Family Room. Condensing oil boiler. Lights and power.

Gardens

Set on a mature site of circa 1.2 acres, the grounds include extensive garden areas, laid in lawn and enclosed by fencing and mature hedging with a paved patio area to the rear.

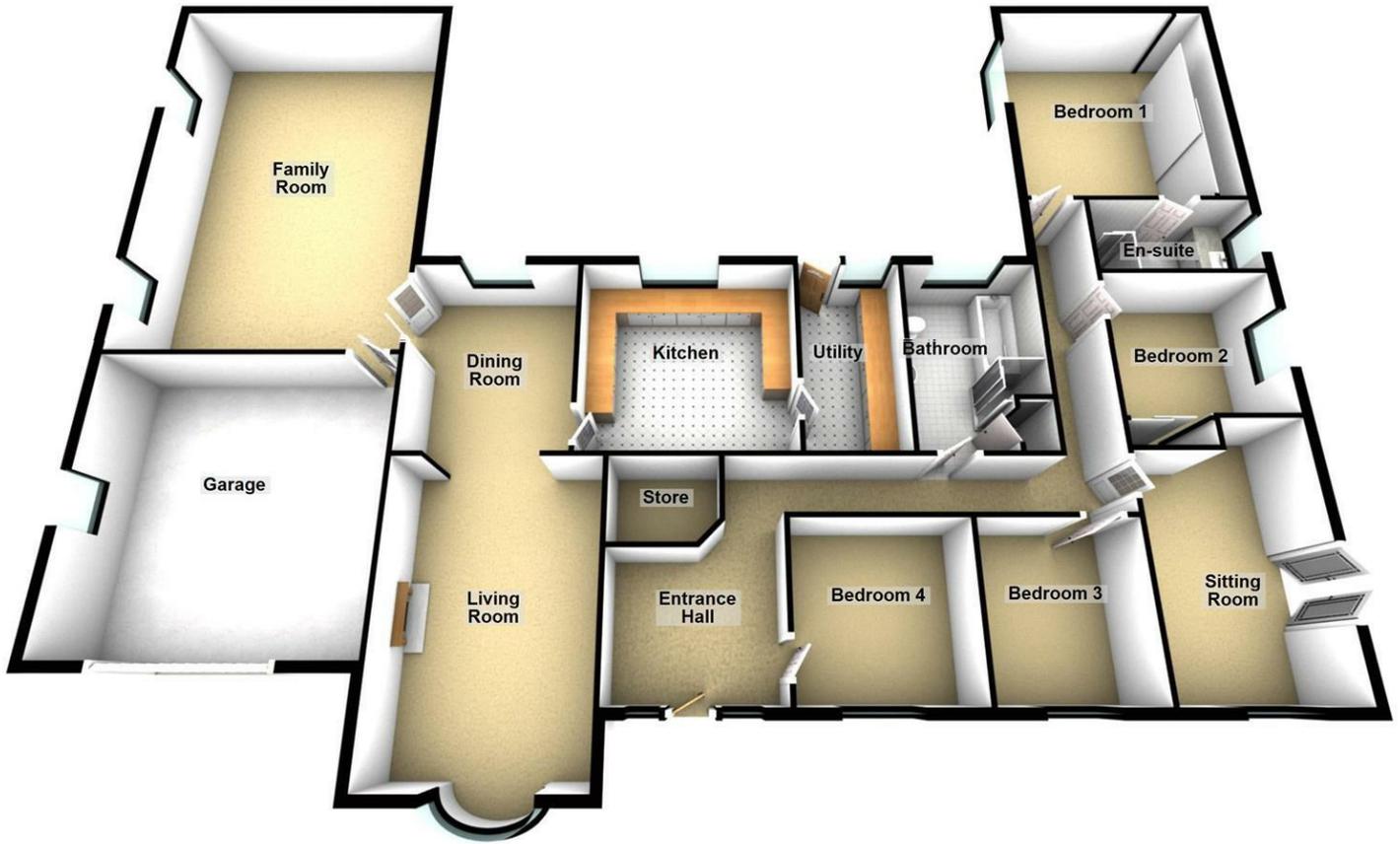
A small paddock has been enclosed to the left of the bungalow. Please note, the septic tank has been recently upgraded/replaced.

Access is via a tarmac driveway with direct access from the Lislunnan Road.

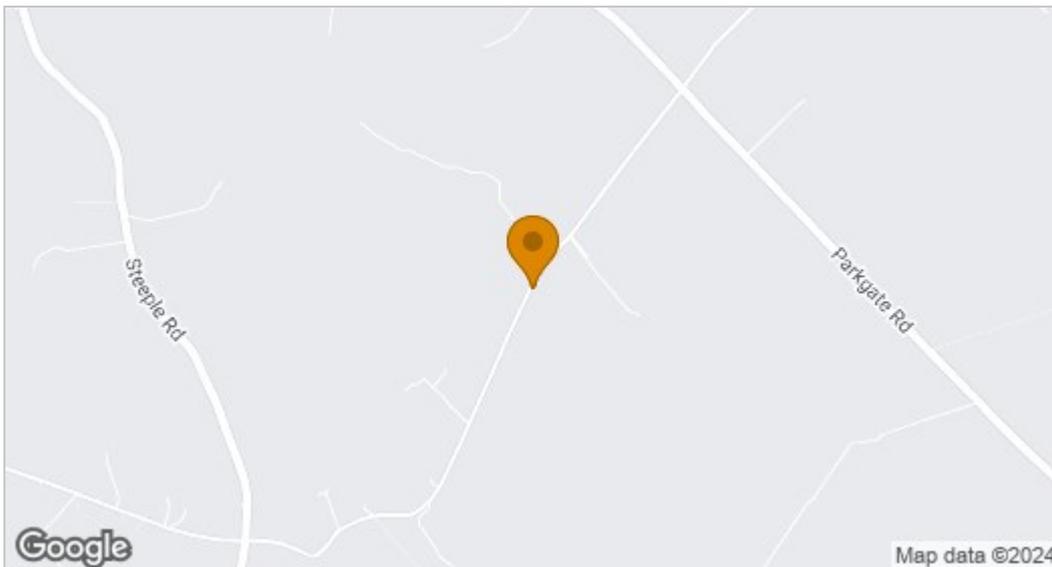




Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	61
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

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42 Mill Street, Ballymena, Co Antrim, BT43 5AE
 Tel: 028 2564 8829 Email: info@harryclarke.co.uk www.harryclarke.co.uk

