

## 21 Lismenary Road, Ballyclare, BT39 9UE



### PRICE Offers Around £475,000

*Situated within a well regarded unspoilt rural location close to Ballynure Village on a superb extensive mature landscaped site extending to circa 1.1 acres. Accessed via a sweeping private driveway the property enjoys landscaped well stocked gardens including 'tennis court' and far reaching panoramic views over the surrounding unspoilt countryside. This attractive double fronted gentlemans style residence enjoys a spacious well appointed living layout comprising 4 bedrooms, 3+ receptions, conservatory, kitchen, family bathroom and ensuite. Perfectly positioned in the heart of the countryside but enjoying convenient access to the A8 carriageway, Belfast city centre and the International airport are within a 15 mile commute. The property further benefits from an integral garage with workshop and parking forecourt and is the perfect purchase for those families searching for their forever home and on purchase will surely feel moved to adopt a whole new lifestyle.*

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**Antrim**  
12 Church Street  
Antrim  
BT41 4BA  
Tel: (028) 9446 6777

**Ballyclare**  
51 Main Street  
Ballyclare  
BT39 9AA  
Tel: (028) 9334 0726

**Glengormley**  
9A Ballyclare Road  
Glengormley  
BT36 5EU  
Tel: (028) 9083 0803

- **Impressive 'Gentlemens Style' Residence**
  - **4 Bedrooms**
  - **4+Receptions**
- **Superb Landscaped Site Extending To Circa 1.1 Acres**
- **Far Reaching Views Over Surrounding Countryside**
  - **Integral Garage With Parking Forecourt**
  - **Farmhouse Style Kitchen / Utility Room**
    - **Principal Bedroom With Ensuite**
- **Family Bathroom / Ground Floor Furnished Cloakroom**
- **Double Glazed Windows / Oil Fired Central Heating**



## ACCOMMODATION

### GROUND FLOOR

#### OPENED COVERED VERANDA

With quarry tiles. Composite front door into:-

#### TILED ENTRANCE PORCH

Views over gardens and surrounding open countryside. Twin glazed doors with full height, matching glazed side screens.

#### SPACIOUS RECEPTION STYLE HALL 14'6" x 10'6"

Approximately. Brick built open fireplace with tiled hearth. Original feature part panelled walls. Open archway into:-



#### DINING ROOM 10'8" x 8'6"

Fitted storage cupboard with serving hatch.

#### LOUNGE 18'8" x 12'7"

Dual window aspect with views over gardens and surrounding open countryside. Marble open fireplace with contrasting granite surround. Twin PVC double glazed French doors into:-



### **CONSERVATORY 20'3" x 12'6"**

A Botanical haven stocked with a variety of permanent structural plants and flowers. External door to side garden. Tiled floor.

### **FAMILY ROOM 12'8" x 10'6"**

Views over front garden and surrounding open countryside.



### **MEDIUM OAK FITTED KITCHEN 12'6" x 11'6"**

Equipped with a comprehensive range of high and low level oak fitted units with contrasting granite work surfaces. Stainless steel sink with monobloc tap. Integrated Bosch oven with four ring ceramic hob. Overhead extractor fan housed in matching canopy. High level fitted microwave. Integrated dishwasher. Leaded glass display cabinet. Tiled floor. Complementary wall tiling.



### **UTILITY ROOM 11'3" x 10'0"**

Fitted low level bench unit. Single drainer stainless steel sink unit. Plumbed for washing machine space for tumble dryer. Service door into integral double garage. Open plan into:-



### **WALK IN LARDER 9'3" x 3'9"**

(Single glazed window)

### **FURNISHED CLOAKROOM**

(Single glazed window). Comprising pedestal wash hand basin. Understairs storage cupboard.

### **SEPARATE LOW FLUSH W.C**

(Single glazed window). Tiled floor. Part tiled walls.

### **HALF LANDING**

### **BEDROOM 1 18'6" x 12'9"**

Dual window aspect far reaching views over surrounding countryside and gardens. Full height PVC double glazed tilt and turn window (access onto flat roof.)

### **EN SUITE**

Comprising semi pedestal wash hand basin with monobloc tap, button flush w.c and quarter rounded shower enclosure.



## **SPACIOUS FIRST FLOOR LANDING**

Access to floored roof space via ladder.

### **BEDROOM 2 13'2" x 12'4"**

Fitted wall to wall wardrobes with fixed dressing table.

### **BEDROOM 3 17'3" x 12'0"**

Fitted wall to wall wardrobes with fixed dressing table.

### **BEDROOM 4 10'7" x 9'8"**

Twin mirrored wardrobes with overhead storage bays.



## **FAMILY BATHROOM**

Comprising low flush w.c, pedestal wash hand basin, panelled bath with fixed shower screen and thermostatically controlled shower.



## **INTEGRAL DOUBLE GARAGE 18'6" x 17'9"**

Approximately. Electric up and over door. Power and light.


## **WORKSHOP TO REAR 12'3" x 7'6"**

Fixed workbench. Stable door to gardens.

## **OUTSIDE**

Accessed via a sweeping driveway to private parking forecourt suitable for a number of vehicles. Mature landscaped site extending to circa 1.1 acres laid in well tended lawns and stocked with a variety of trees, shrubs and plants. Garden pond with water feature. Front lawn marked out for grass tennis court perfect for family parties!



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		71
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

**IMPORTANT NOTE TO ALL PURCHASERS:**  
**We have not tested any of the systems or appliances at this property.**



You Talk. We Listen.

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