



## 39b Lislunna Road

Kells, Ballymena, BT42 3NR

Offers Around £405,000



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## GROUND FLOOR

### Porch

Composite front door. Tiled flooring.

### Lounge/Dining

28'6" x 22'11" (8.71 x 7.01)

Open plan living. Vaulted ceiling. Multi Fuel double fronted stove. Solid oak flooring. Double doors to decking area. Single patio leading door to pond area.

### Kitchen Area

7'10" x 13'8" (2.41 x 4.19)

High and low level units with granite worktops. Island with breakfast bar over hang. Halogen hob with stainless steel hood.

### Utility Room

10'0" x 6'9" (3.07 x 2.06)

High and low level units. Stainless steel sink. Plumbed for washing machine and space for tumble dryer. Tiled flooring. Back door.

### Bedroom 1 - Front

11'10" x 8'9" (3.62 x 2.68)

Laminate flooring.

### Bedroom 2 - Front (Optional TV Room)

12'0" x 10'9" (3.66 x 3.29)

Optional TV Room. Laminate flooring.

### Bedroom 3 - Front

12'0" x 9'5" (3.66 x 2.89)

Laminate flooring.

### Bedroom 4 - Rear

11'10" x 9'9" (3.61 x 2.98)

Laminate flooring.

## En-suite

8'4" x 3'5" (2.58 x 1.06)

WC and WHB. Shower. Fully tiled.

## Family Bathroom

11'7" x 7'9" (3.55 x 2.38)

WC and WHB in vanity unit. Sunken jet bath. Chrome towel rail. Tiled flooring.

## FIRST FLOOR

### Bedroom 5

16'9" x 16'4" (5.11 x 5.00)

Eave storage access.

### Ensuite Bathroom

11'6" x 9'9" (3.53 x 2.99)

Free standing claw foot bath. LFWC and WHB. Quadrant shower. 1/2 wall tiled and tiled flooring.

### Walk In Robe

4'10" x 9'9" (1.48 x 2.99)

## OUTSIDE

### Detached Double Garage

22'3" x 22'1" (6.80 x 6.75)

Roller doors and side pedestrian door. Power and lighting. Floored loft.

### Garden Room

9'10" x 16'4" (3 x 5)

Recently erected timber garden room. Power connected.

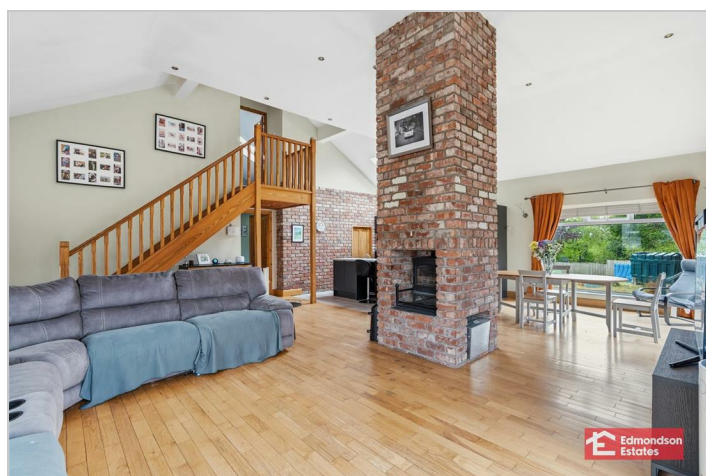
### Gardens

Substantial gardens to the rear laid in lawns. Gated

front gardens with gravelled driveway and front lawns. Decking area. Contemporary fish pond.

### PV Panels

PV panels on the roof are owned outright. A storage battery is connected.



## Road Map



## Hybrid Map



## Terrain Map



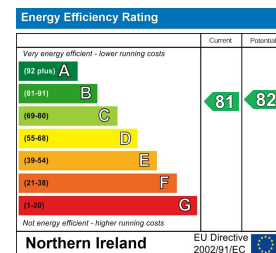
## Floor Plan



## 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



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