

16 LISSARA CLOSE

Crossgar BT30 9PP

- Semi Detached Home
- Three bedrooms
- Shower Room
- Living room
- Kitchen through to dining room

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Offers Around £195,000

16 Lissara Close

, Crossgar, BT30 9PP



Entrance Hall

Wooden flooring. Two windows to rear, stairs, door to:

Living Room

14'9" x 12'3" (4.50m x 3.73m)

Wooden flooring. Fireplace with wood burning stove on tiled hearth with floating mantle. Wall lights. Box window to rear, door to:

Kitchen

10'7" x 8'9" (3.23m x 2.67m)

High and low level units with eye level oven, 4 ring hob with stainless steel extractor fan. Built in fridge/freezer. Stainless steel sink unit. Tiled flooring. Window to front, open plan, door to:

Dining Area

10'7" x 9'11" (3.23m x 3.02m)

Wooden flooring. Sliding patio doors to rear garden.

Stairs to landing

Hotpress.

Bedroom 1

10'9" x 11'9" (3.28m x 3.59m)

Built in robe. Window to front, door to:

Bedroom 2

13'5" x 8'9" (4.09m x 2.67m)

Window to rear, door to:

Bedroom 3

10'1" x 9'11" (3.07m x 3.02m)

Window to rear, door to:

Shower Room

Shower cubicle with electric shower, slow flush w.c, and vanity unit. Window to front, door to:

Floored Roofspace

19'01" x 10'01" (5.82 x 3.07)

Ideal for storage.

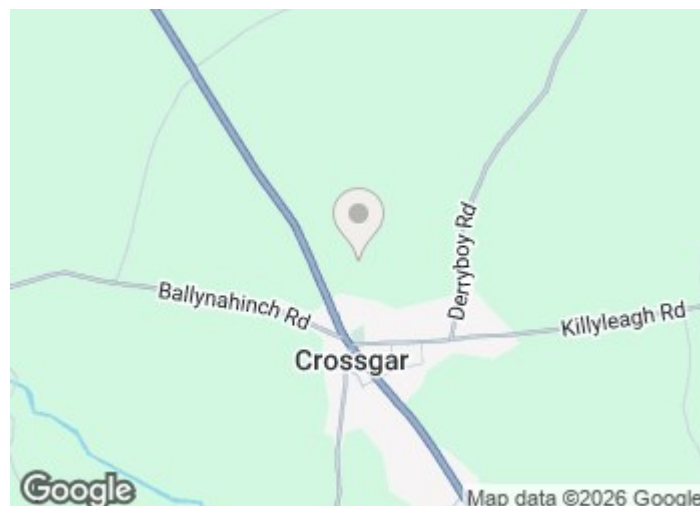
'Bonus Room' in the back garden

19'01" x 9'04" (5.82 x 2.84)

Power and electric. Ideal for work from home, gym or extra storage.

Outside

Enclosed paved area at the rear with stones. gate to side of property. Tarmac driveway with pebbled stones to the front.

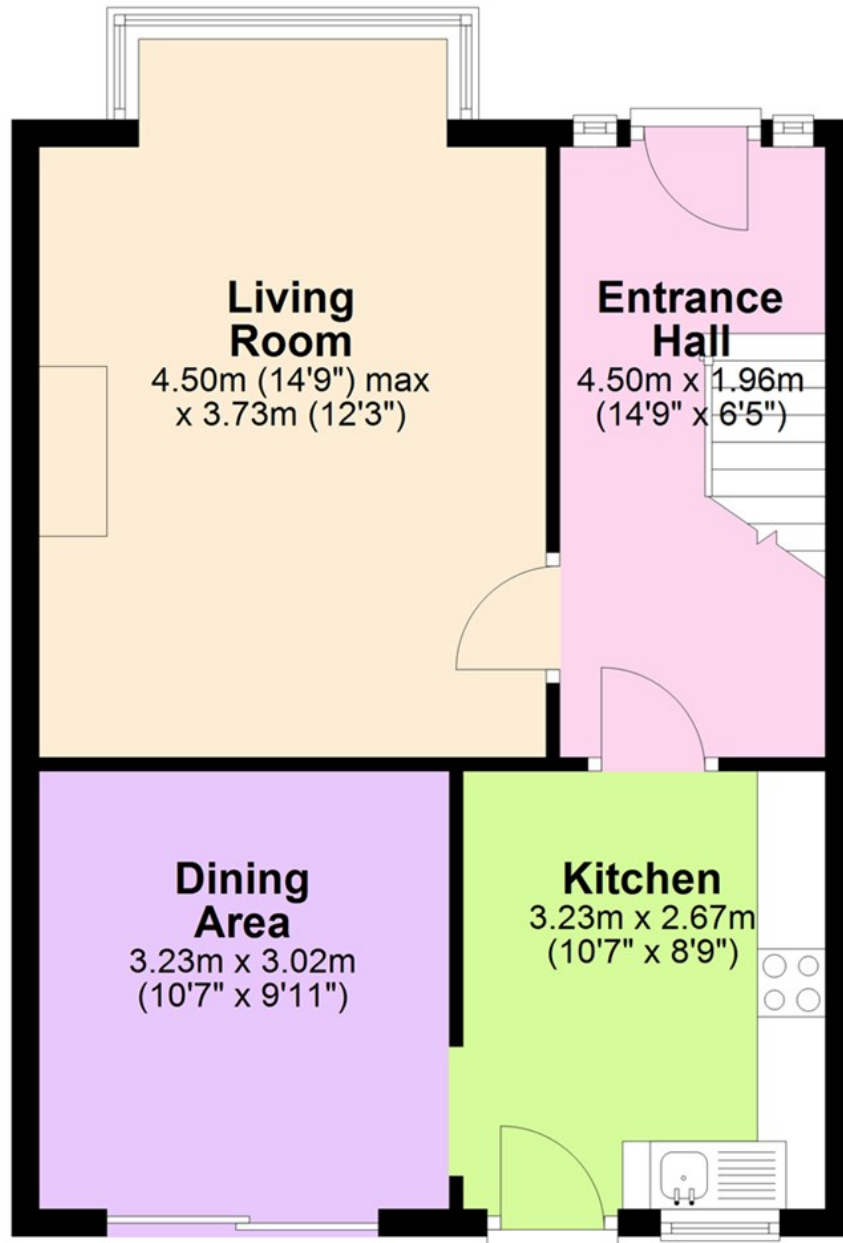


Directions

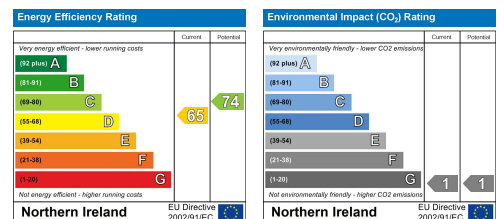


Floor Plan

Ground Floor



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