

J. A. McClelland & Sons (Aucts) Ltd.

ESTATE AGENTS • AUCTIONEERS • VALUERS

1 COLES ROW MOSSVALE ROAD NEWTOWNABBEY



DECEPTIVELY SPACIOUS END OF TERRACE PROPERTY PRESENTED IN GOOD DECORATIVE CONDITION AND SITUATED IN A HIGHLY CONVENIENT RURAL LOCATION WITH GARDENS, A PADDOCK AND A RANGE OF OUTBUILDINGS.

- ❖ 5 Bedrooms
- ❖ 2 Reception Rooms (including 22'10 x 13'10 Lounge)
- ❖ Kitchen Breakfast Room
- ❖ Double Glazing
- ❖ Oil Fired Central Heating
- ❖ Parking at rear
- ❖ Gardens
- ❖ Paddock
- ❖ Outbuildings

VIEWING: By Appointment

PRICE: £149,950

2 DOAGH ROAD, BALLYCLARE BT39 9BH TEL: 028 9335 2727, 9335 2034 FAX: 028 9334 2447
Email: sales@jamcclelland.com Web: www.jamcclelland.com

ENTRANCE PORCH

Entrance via UPVC front door, double glazed windows to front and side, radiator, vinyl floor.

FAMILY ROOM

14'9 x 10' Double glazed windows to front and rear, tiled fireplace with wooden surround and hot water link, double radiator, fitted carpet, access for stairs to first floor.



LOUNGE

22'10 x 13'10 Part frosted double glazed UPVC door to rear, feature stone fireplace and hearth, 2 double radiators, laminated wood floor.



KITCHEN/BREAKFAST ROOM

15'6 x 10'6 reducing to 8'4- Part frosted double glazed UPVC door to rear, double glazed windows to front and rear, stainless steel single drainer sink unit with mixer taps, wall and base units with work surface, built in electric oven and hob with extractor, plumbed for washing machine, space for dryer, space for fridge, double radiator, tiled floor.



1ST FLOOR

LANDING

Double glazed windows to rear, access to loft, 2 radiators, fitted carpet.

BEDROOM 1

10'6" x 10' Double glazed window to front, double radiator, fitted carpet.



BEDROOM 2

10'1" x 9'9" Double glazed window to front, built in wardrobe, double radiator, fitted carpet.



BEDROOM 3

13' x 11'2" Double glazed window to front, double radiator, fitted carpet.



BEDROOM 4

11'6 x 9'9 Double glazed window to front, double radiator, fitted carpet.

BEDROOM 5

8'4 X 6'9 Double glazed window to rear, double radiator, fitted carpet.

BATHROOM

Frosted double glazed window to rear, 3 piece white suite comprising panelled bath, pedestal hand basin, LLWC, tiled walls, double radiator, vinyl floor.



SHOWER ROOM

Shower cubicle, tiled walls, radiator, fitted carpet.

OUTSIDE

PARKING

Property is approached by a shared laneway leading to concrete parking area at rear.

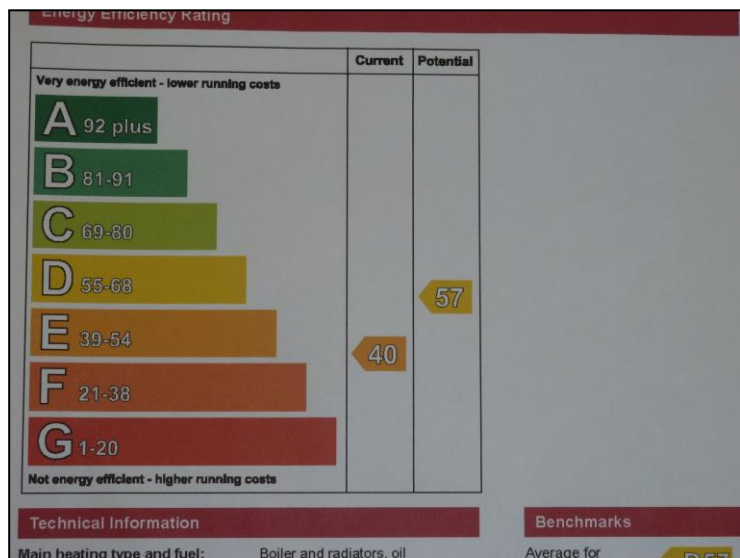
GARDENS AND Paddock

Gardens mainly laid to lawn at rear, small paddock to side.

OUTBUILDINGS

At rear, including stables and storage sheds.

ENERGY PERFORMANCE CERTIFICATE



Regulated by RICS

These particulars and sale plans do not constitute any part of an offer or contract. All statements contained herein, whilst believed to be correct, are not guaranteed. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars.