

**J. A. McClelland & Sons**

Estate Agents • Auctioneers • Valuers • Rural & Land Agents

**10 Collinview Drive**

**Ballyclare**



[www.jamcclelland.com](http://www.jamcclelland.com)



**Immaculately presented semi detached chalet bungalow with accommodation comprising three bedrooms, lounge, kitchen/dining area and bathroom. Whilst externally there are gardens and off street parking.**

**This excellent property which is situated within an established residential development deserves your earliest inspection.**

**Price: O.I.R.O. £124,950**

**Viewing: By Appointment**

### Accommodation

**ENTRANCE HALL:-** Entrance via part double glazed uPVC front door, double glazed windows to front, double radiator, laminated wood floor, stairs to first floor.

**LOUNGE:-** 16'9 x 11'2 Double glazed window to front, tiled fireplace housing solid fuel heater, laminated wood floor.

**KITCHEN/DINING AREA:-** 25'6 x 8'6 Part frosted double glazed uPVC door to rear, double glazed windows to rear, 1 ½ bowl stainless steel single drainer sink unit with mixer taps, a range of wall and base units with work surfaces, built in electric oven and hob with stainless steel extractor canopy, plumbed for dishwasher, space for fridge freezer, radiator, tiled floor in kitchen, laminated wood floor in dining room.

**BEDROOM 3:-** 9'10 x 7'10 Double glazed window to front, radiator and laminated wood floor.

**BATHROOM:-** Frosted double glazed window to side, three piece white suite comprising panelled bath with electric shower unit and screen, pedestal hand basin, LLWC, hot press, part tiled walls, heated towel rail, tiled floor.

### First Floor

**LANDING:-** Fitted carpet

**BEDROOM 1:-** 11' x 10'5 Double glazed window to side, double radiator, fitted carpet.

**BEDROOM 2:-** 11'4 x 11'2 Velux window, access to storage in eaves, double radiator, fitted carpet.

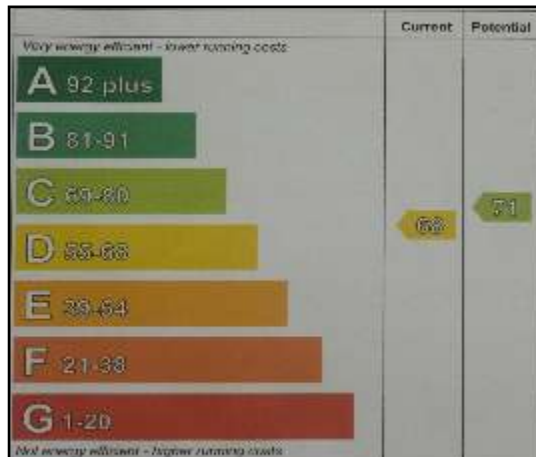


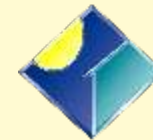
**Outside**

PARKING:- Tarmac driveway leading to off street parking at side.

GARDENS:- Mainly laid to lawn at front with flower and shrub borders, landscaped at rear with wooden decked patios, flower and shrub beds.

**Energy Performance Certificate**





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2 Doagh Road, Ballyclare, BT39 9BH

Tel. 028 9335 2727 Fax. 028 9334 2447

Email. [sales@jamcclelland.com](mailto:sales@jamcclelland.com)

[www.jamcclelland.com](http://www.jamcclelland.com)

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