

# J. A. McClelland & Sons

Estate Agents • Auctioneers • Valuers • Rural & Land Agents

**95 BALLYBRACKEN ROAD  
DOAGH**



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**Deceptively spacious detached Chalet Bungalow presented in good decorative condition & situated on an elevated site enjoying excellent rural views. Accommodation includes 5 Bedrooms (2 with ensuite facilities), 2 Reception Rooms, Conservatory, Kitchen & Bathroom with 4 piece suite whilst externally there is a double detached Garage, attractive Gardens & an adjoining approx. 1/2 Acre Paddock.**

**PRICE: O.I.R.O. £229,950**

**VIEWING: By Appointment**

**ENTRANCE PORCH:** Entrance via wood front door, double glazed windows to front, coving, radiator, fitted carpet, part stained glass wood door opening to -

**ENTRANCE HALL:** 31' x 8'10 Double glazed windows to front, coving, 2 double radiators, fitted carpet, stairs to first floor.

**LOUNGE:** 18'1 x 11'8 Double glazed window to front, coving, marble fireplace, double radiator, laminated wood floor, part glazed doors opening to -

**CONSERVATORY:** 21'3 x 9'8 Double glazed door to rear, double glazed windows to front & side, 2 double radiators, fitted carpet.

**FAMILY ROOM:** 17'6 x 11'8 Double glazed window to front, feature cast iron fireplace, double radiator, fitted carpet.

**KITCHEN:** 14'6 x 11'9 Double glazed windows to side, 1 1/2 bowl stainless steel single

drainer sink unit with mixer taps, a range of wall and base units with work surfaces, space for electric cooker, built in dishwasher, built in fridge, part tiled walls, double radiator, tiled floor.

**UTILITY ROOM:** 10'4 x 6'8 Part double glazed door to side, double glazed window to rear, stainless steel single drainer sink unit, wall and base units with work surface, plumbed for washing machine, space for dryer, space for fridge freezer, radiator, tiled floor.

**BEDROOM 1:** 14' x 12'9 Double glazed window to side, coving, double radiator, fitted carpet.

**ENSUITE:** Frosted double glazed window to rear, 3 piece white suite comprising shower cubicle with electric unit, pedestal hand basin, LLWC, vinyl floor.



**BEDROOM 2: 14'1 x 11'3** Double glazed window to rear, coving, built in cupboards, radiator, fitted carpet.

**BEDROOM 3: 10'9 x 10** Double glazed window to rear, radiator, fitted carpet.

**BATHROOM:** Frosted double glazed window to rear, 4 piece white suite comprising centre filling free standing bath with mixer taps & shower attachment, shower cubicle, vanity hand basin, LLWC, heated towel rail, tiled walls, tiled floor.

### First Floor

**LANDING:** Velux window, fitted carpet.

**BEDROOM 4: 25'3 x 8'4** Including dressing area - 2 velux windows, 2 double radiators, fitted carpet.

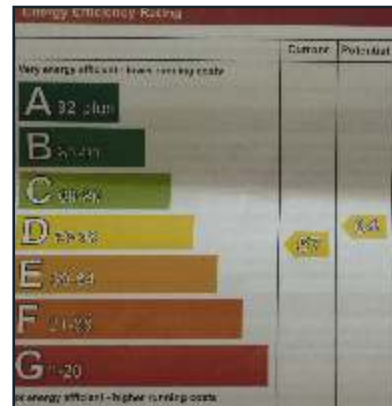


**ENSUITE WASHROOM:** Pedestal hand basin, LLWC, radiator, vinyl floor.

**BEDROOM 5: 10'5 x 7'7** Velux window, access to storage in eaves, double radiator, fitted carpet.



### Energy Performance Certificate

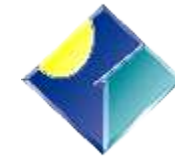


## Outside

**PARKING & GARAGE:** Private driveway leading to paved parking areas at front, side & rear. Double detached garage at rear with roller doors.

**GARDENS:** Attractive gardens mainly laid to lawn at front & side with a range of flowers, shrubs & mature trees.

**LAND:** An adjoining approx. ½ acre paddock is included in the sale.



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