

J. A. McClelland & Sons

Estate Agents • Auctioneers • Valuers • Rural & Land Agents

**31 BALLYLINNEY ROAD
BALLYCLARE**



www.jamcclelland.com



Detached Bungalow situated on an attractive site in a sought after rural location in need of some modernisation.

Accommodation includes 3 bedrooms & 2 reception rooms whilst externally there is a garage, generous gardens & approx. 4 acres of adjoining agricultural land.

PRICE: O.I.R.O. £195,000

VIEWING: By Appointment

ENTRANCE PORCH: Entrance via part frosted double glazed UPVC front door, frosted double glazed windows to front, tiled floor, part frosted glazed wood door opening to -

ENTRANCE HALL: Coving, built in cupboard, double radiator, fitted carpet.

LOUNGE: 14' x 12' Double glazed window to front, coving, tiled fireplace, double radiator, fitted carpet.

FAMILY ROOM: 14' x 12'10 Double glazed window to front, coving, tiled fireplace, double radiator, fitted carpet.

KITCHEN: 9'10 x 7'5 Double glazed window to side, stainless steel double drainer sink unit with mixer taps, wall and base units with work surface, space for electric cooker, space for fridge, tiled walls, double radiator, vinyl tiled floor.

REAR PORCH: Wood door opening to side, double glazed window to side, tiled floor.

UTILITY AREA: 10' x 9'5 Window to rear.

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

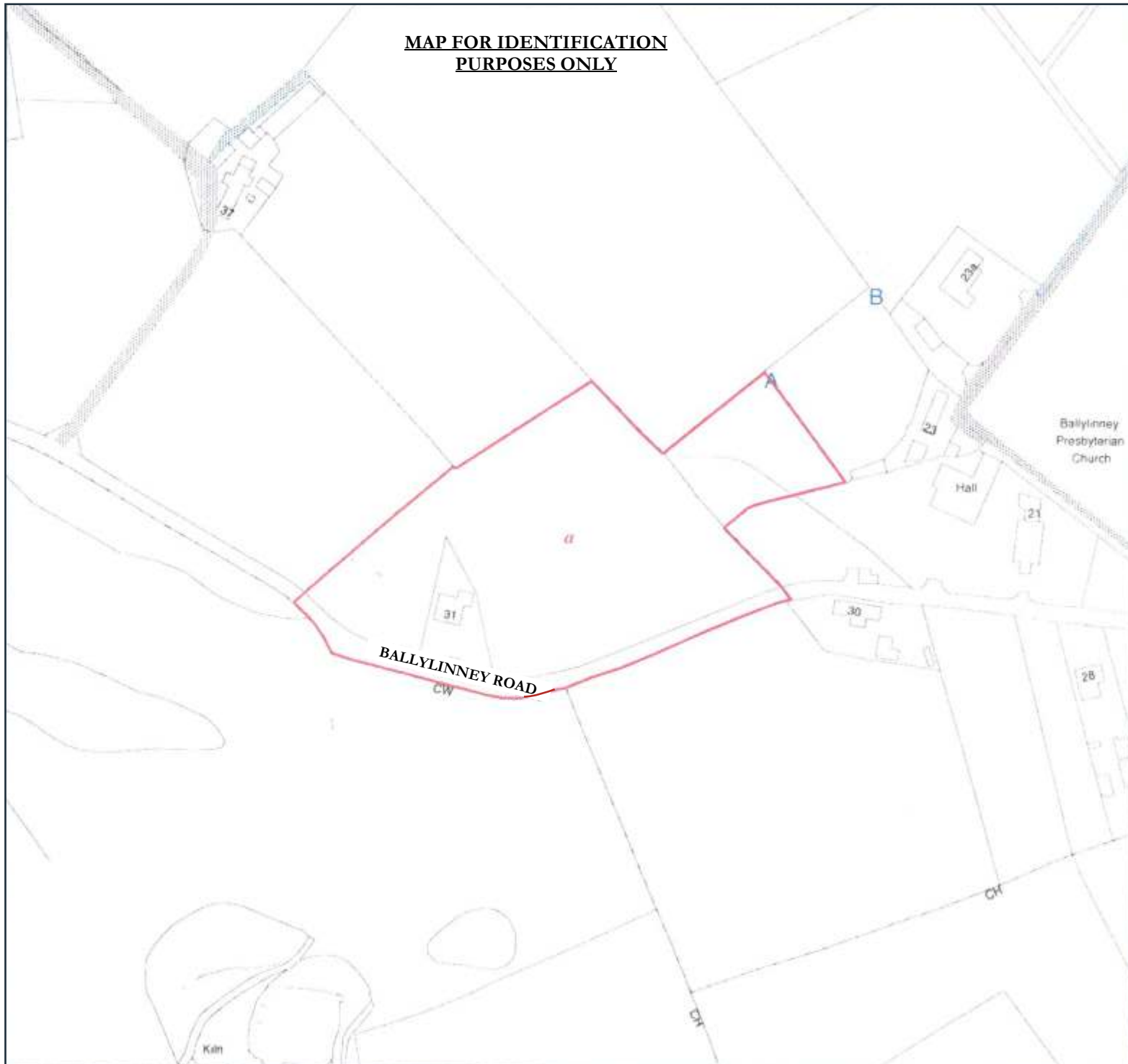
BEDROOM 2: 10'10 x 9'8 Double glazed window to side, built in wardrobe, radiator, fitted carpet.

BEDROOM 3: 9'9 x 9' Window to rear, radiator, fitted carpet.

BATHROOM: Frosted double glazed window to rear, 2 piece white suite comprising panelled bath with mixer taps & telephone style shower attachment, pedestal hand basin, hot press, part tiled walls, double radiator, fitted carpet.

SEPARATE WC: Frosted double glazed window to rear, LLWC, part tiled walls, fitted carpet.

MAP FOR IDENTIFICATION
PURPOSES ONLY



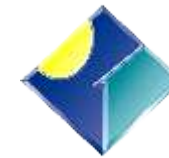
Outside

PARKING & GARAGE: Driveway with parking areas at front & side. Garage to side.

GARDENS: Attractive gardens mainly laid to lawn at front & rear with a range of shrubs & trees.

LAND: Approx. 4 acres of adjoining good quality agricultural land.

Energy Performance Certificate



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