



# J. A. McClelland & Sons

Estate Agents • Auctioneers • Valuers • Rural & Land Agents

**FOR SALE**  
**3 MARINE ROAD**  
**CARNLOUGH**  
**BT44 0HE**



**A WELL MAINTAINED MID-TERRACE PROPERTY IN THE  
ATTRACTIVE COASTAL VILLAGE OF CARNLOUGH**

**PRICE: O.I.R.O. £68,500**  
**VIEWING: By Appointment**

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



**Accommodation**

**ENTRANCE HALL:-** Entrance via hardwood front door leading to the living room.

**LIVING ROOM:-** 18'9 x 12'5 (at widest point)  
Single glazed window to front, attractive fireplace with electric fire inset, two double radiators.

**KITCHEN:-** 13'4 x 8'10  
A range of medium oak wall and base units with work surfaces, part tiled walls, connection for gas oven, stainless steel sink and drainer, space for fridge freezer, plumbed for washing machine single glazed window to rear and double radiator.

**REAR PORCH:-** Leading to shower room & hotpress

**SHOWER ROOM & WC:-**  
Comprising wc, wash hand basin and shower unit with tiled floor and double radiator.

**First Floor**

**BEDROOM 1:-** 11'7 x 7'2  
Double bedroom with single radiator and single glazed window to front.

**BEDROOM 2:-** 9'4 x 7'5  
Single bedroom with double radiator and single glazed window to rear.

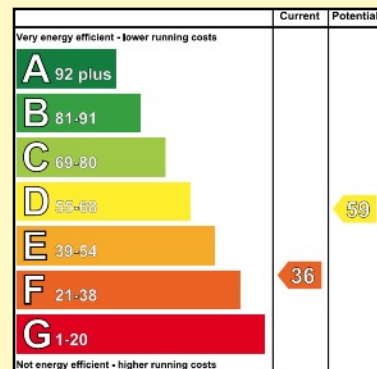
**Second Floor**

**BEDROOM 3:-** 10' x 9'7  
Double bedroom with two built in storage cupboards and double radiator.

**Outside**

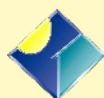
Enclosed yard to rear with gas store, boiler, oil tank and access to Whitehill Road.

**ENERGY PERFORMANCE CERTIFICATE**



**AGENT'S NOTES**

- J A McClelland & Sons Ltd and their clients give notice that:
1. They have no authority to make or give any representations or warranties in relation to the property.
  2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact.
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