



J. A. McClelland & Sons

Estate Agents • Auctioneers • Valuers • Rural & Land Agents

22 GLENEAGLES CLOUGHMILLS



SEMI DETACHED PROPERTY SITUATED WITHIN A POPULAR RESIDENTIAL DEVELOPMENT WITH ACCOMMODATION COMPRISING 3 BEDROOMS (1 WITH ENSUITE), LOUNGE, KITCHEN/BREAKFAST ROOM, UTILITY ROOM AND BATHROOM WITH 4 PIECE SUITE. ADDITIONAL FEATURES INCLUDE OFF STREET PARKING, A DETACHED GARAGE/WORKSHOP AND A TIERED REAR GARDEN.

PRICE: OIRO. £116,500

www.jamcclelland.com

ACCOMMODATION:

ENTRANCE HALL:- Entrance via part double glazed UPVC front door, double glazed window to side, built in under stairs storage cupboard, double radiator, Chinese slate tiled floor, stairs to first floor.

LOUNGE:- 16 x 12'5 Double glazed windows to front, cast iron fireplace with wooden surround and slate tiled hearth, double radiator, stripped and polished wood floor.

KITCHEN/BREAKFAST ROOM:- 13'8 x 10'8 Double glazed windows to rear, 1½ 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, space for fridge, double radiator, Chinese slate tiled floor.

UTILITY ROOM:- Part frosted double glazed door to rear, double glazed window to side, stainless steel single drainer sink unit with mixer taps, wall and base units with work surface, plumbed for washing machine, space for dryer, space for freezer, radiator, Chinese slate tiled floor.

FIRST FLOOR:

LANDING:- Access to loft, double glazed window to side, hot press, stripped and polished wood floor.

BEDROOM 1:- 11'10 x 10'9 Double glazed window to rear, radiator, stripped and polished wood floor.

ENSUITE:- 3 piece white suite comprising shower cubicle, pedestal hand basin, LLWC, extractor, radiator, stripped and polished wood floor.

BEDROOM 2:- 12'8 x 10'2 Double glazed windows to front, radiator, stripped and polished wood floor.

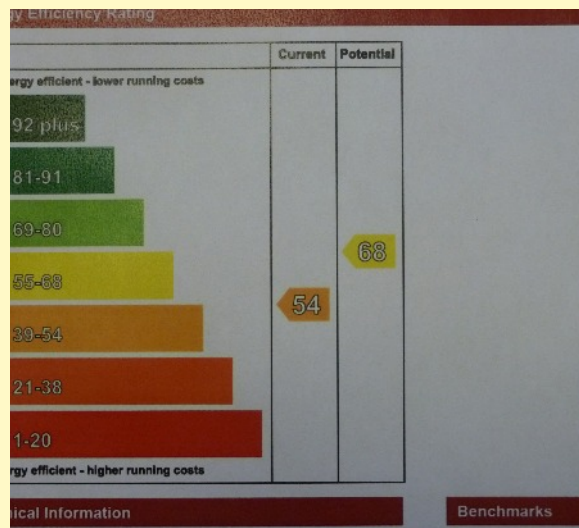
BEDROOM 3:- 9'8 x 8'10 Double glazed window to front, radiator, stripped and polished wood floor.

BATHROOM:- Frosted double glazed window to side, 4 piece white suite comprising panelled bath, shower cubicle, vanity hand basin, LLWC, part tiled walls, double radiator, tiled floor.

OUTSIDE:

PARKING AND GARAGE:- Off street parking area at front. Detached garage to rear with electric roller door, open to storage area/workshop.

GARDEN:- Split level, mainly laid to lawn at rear.



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.
3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and J A McClelland & Sons Ltd have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



J. A. McClelland & Sons

Estate Agents • Auctioneers • Valuers • Rural & Land Agents

2 Doagh Road, Ballyclare, BT39 9BH

Tel. 028 9335 2727 Fax. 028 9334 2447

Email. sales@jamcclelland.com

www.jamcclelland.com