

# **FOR SALE**

## 94 BALLYWATERMOY ROAD GLARRYFORD BALLYMENA BT44 9EU



# A DETACHED RESIDENCE LOCATED IN A CONVENIENT RURAL LOCATION REQUIRING REPAIR & RENOVATION

PRICE: £150,000 VIEWING: By appointment

www.jamcclelland.com



A detached residence in a convenient rural location comprising reception room, kitchen/diner, three bedrooms, bathroom and garage. The property has undergone some renovation works with cavity walls and roof insulation installed in recent years. The property requires repair and modernisation and would provide a comfortable family home upon completion of the works.

#### Ground floor accommodation

#### ENTRANCE HALL

Hardwood glazed front door. Under stairs WC with wash hand basin.

LOUNGE 12'5 x 14'11 With double radiator.

#### KITCHEN/DINER 21'3 x 10'10

Kitchen units and cupboards removed and in need of refurbishment, 2 double radiators.

## **REAR PORCH**

Connecting to a utility area plumbed for domestic appliances and condensing oil fired boiler. Connecting door to garage.

#### **GARAGE**

With up and over door.

## First floor accommodation

BEDROOM 1 12'5 x 8'8 With single radiator.

BEDROOM 2 10'10 x 9'11 With radiator and built in wardrobe.

BEDROOM 3 10'10 x 8'11 With radiator and built in wardrobe.

#### BATHROOM

Three piece bathroom suite comprising bath, wash hand basin, we and shelved hotpress.

#### Outside

Externally, the property is approached via a tarmac driveway surrounded by a mature garden, mostly laid to lawn located to the front and rear of the property.



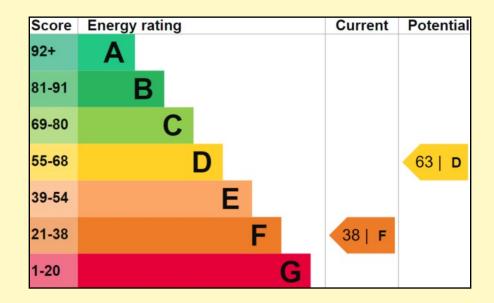








#### **ENERGY PERFORMANCE CERTIFICATE**





Title: Title enquiries to Bernadette Mulholland Solicitors, Magherafelt.

## J. A. McClelland & Sons

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