



J. A. McClelland & Sons

Estate Agents • Auctioneers • Valuers • Rural & Land Agents

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, wc 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E		
21-38	F	38 F	
1-20	G		



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Ballymena Livestock Market, Unit 1 Woodside Road,
Ballymena, Co. Antrim BT42 4QJ

Tel: 028 2563 3470 Email: sales@jamcclelland.com

www.jamcclelland.com

Title: Title enquiries to Bernadette Mulholland Solicitors, Magherafelt.

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