



J. A. McClelland & Sons

Incorporating J. M. Wreath & Co.

Estate Agents • Auctioneers • Valuers • Rural & Land Agents

FOR SALE

**CEDAR LODGE
2 INSHINAGH LANE
BALLYMONEY**



**RURAL DETACHED THREE BEDROOM HOUSE WITH
SUBSTANTIAL GARDEN & GARAGE WITH STORES**

GUIDE PRICE: £95,000

(Cash offers only)

VIEWING: Strictly by appointment

www.jamcclelland.com



A detached two storey residence with reception room, modern fitted kitchen, conservatory overlooking the rear garden and first floor accommodation with three bedrooms and family bathroom.

The property is being sold as seen, offers to purchase subject to finance will not be considered. Proof of funds will be required.

Accommodation

LIVING ROOM 17' x 12'7

Open fireplace with feature stone surround and tiled hearth.

KITCHEN 13'10 x 17'5

Modern fitted kitchen suite with range of high and low level units, Zanussi ceramic hob with extractor fan, Lamona grill/top oven, wood burning stove with back boiler, corner unit with T.V. point and double radiator.

REAR PORCH leading to: -

DOWNSTAIRS WC with wc & wash hand basin.

CONSERVATORY 10'8 x 5'11

Door to rear garden, tiled floor & uPVC double glazed.

First floor accommodation

BEDROOM 1 11'9 x 7'3 with radiator.

BEDROOM 2 15' x 8'7 with radiator and built-in robe partly shelved.

BEDROOM 3 12'3 x 9'4 with radiator.

BATHROOM With bath, wc, wash hand basin, shower cubicle, shaving point, double radiator and walls 1/2 tiled.

SHELVED HOTPRESS

ROOF SPACE With potential for a loft conversion, subject to the necessary planning permission and consents being obtained.

Outside

GARAGE 24'6 x 11'9

With roller door.

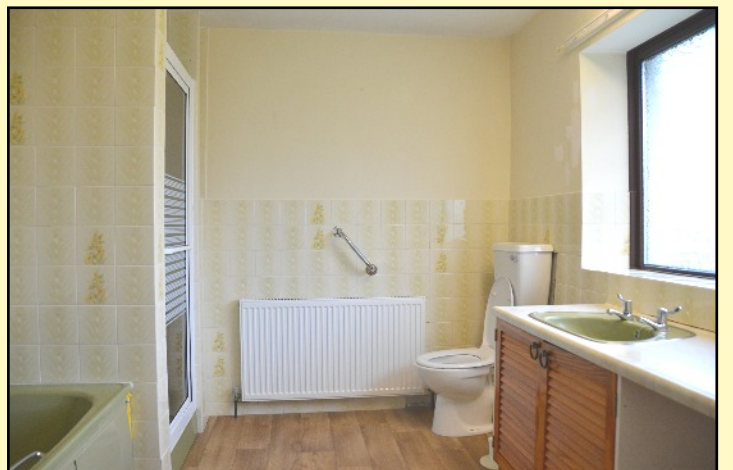
UTILITY ROOM 8'10 x 9'11

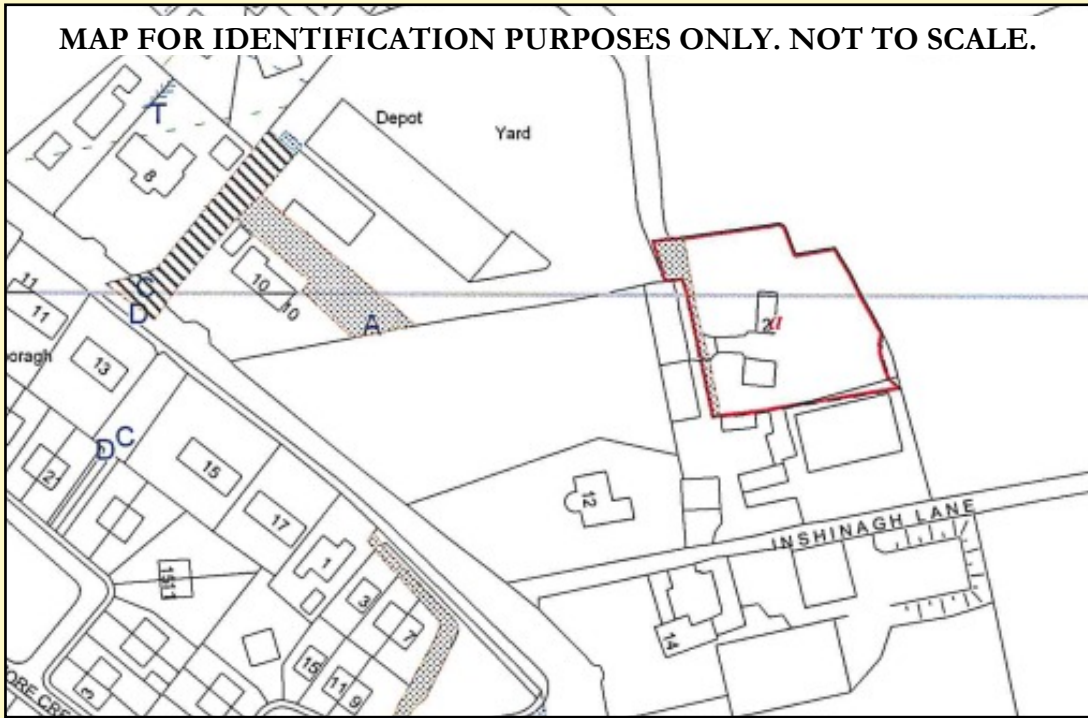
With sink unit and plumbed for washing machine.

STORE 7'11 x 8'10

CARPORT 25' x 8'2

ENCLOSED MATURE GARDEN LAID TO LAWN





**ENERGY PERFORMANCE
CERTIFICATE**



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	31 F	34 F
1-20	G		

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