

J. A. McClelland & Sons
Incorporating J. M. Wreath & Co.
Estate Agents • Auctioneers • Valuers • Rural & Land Agents

FOR SALE

**74 MOYAN ROAD,
STRANOCUM, BALLYMONEY**



**A WELL MAINTAINED DETACHED 3 BEDROOM BUNGALOW
WITH EXTENSIVE RURAL VIEWS**

**GUIDE PRICE: £225,000
VIEWING: By appointment**

www.jamcclelland.com



Accommodation

ENTRANCE PORCH: uPVC door with decorative glazing and tiled floor.

HALL: Leading to the receptions rooms and living accommodation, telephone point.

LIVING ROOM: 15'7 x 11'6

Open fire with tiled hearth electric fire inset, T.V. point and double radiator.

SITTING ROOM: 16'8 x 11'6 (potential 4th bedroom)

Open fire with tiled hearth and surround, electric fire inset, cornice, central rose and two double radiators.

KITCHEN: 18'5 x 11'6

Modern kitchen suite with range of high a low level fitted units, with glazed display cupboard, integrated 'Whirlpool' oven, 'Neff' ceramic hob, integrated fridge freezer and dishwasher, tiled floor, T.V. point, 1 ½ bowl stainless steel sink and drainer and space for casual dining.

BEDROOM 1: 13'6 x 11'6

Built in robe partially shelved with full length mirror, double radiator.

BEDROOM 2: 9'6 x 11'6

With double radiator.

BEDROOM 3: 12'7 x 11'6

Built in robe with cupboard above and single radiator.

BATHROOM: 7'6 x 7'6

Bathroom suite comprising, bath, wc, wash hand basin, shower cubicle with 'Mira Sport' shower, walls fully tiled, built in cupboard, mirrored vanity unit and single radiator.

CLOAKROOM/ STUDY: 6'5 x 4'7 Tiled floor and partially shelved.

HOTPRESS: Hot water tank, partly shelved with separate cupboard above.

UTILITY AREA: Outside adjacent to kitchen & plumbed for appliances.

GARAGE: 17'5 x 9'6 with up and over door, electric lighting & 2 windows.

UPVC DOUBLE GLAZING & O.F.C.H. THROUGHOUT
SOLAR ROOF PANELS TO HEAT WATER

GARDEN: Well maintained and mostly laid to lawn & mature shrubbery.

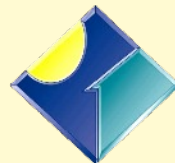




ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Title: Title enquiries to Messrs Greer Hamilton Gailey Solicitors, Ballymoney.



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