

J. A. McClelland & Sons

Estate Agents • Auctioneers • Valuers • Rural & Land Agents

FOR SALE

**25 OLD BALLYBRACKEN ROAD,
DOAGH, BALLYCLARE, BT39 0SF**



**DETACHED BUNGALOW WITH GARAGE & WORKSHOP SET ON
MATURE GROUNDS IN A DELIGHTFUL RURAL LOCATION**

www.jamcclelland.com



A detached bungalow with 2 reception rooms, large kitchen/diner, 4 bedrooms and family bathroom, set on mature grounds with a garage and workshop in a convenient rural location approx. 4 ½ miles from Ballyclare and approx. 2 ½ miles from Doagh. Early inspection is recommended.

GUIDE PRICE: £280,000
VIEWING: By appointment

Accommodation

ENTRANCE HALL: Entrance via uPVC double glazed door to hallway leading to: -

LOUNGE: 16'3 x 20'3

Gas fire with mahogany surround, marble hearth and centre rose with archway connecting to the: -

DINING ROOM: 16'3 x 11'10

With centre rose and wall lights.

KITCHEN: 16'3 x 25'6

Fitted kitchen suite with range of high and low level units, built in ceramic hob, fridge, 1 ½ bowl stainless steel sink unit and drainer, space for casual dining and living area with wood burning stove with red brick surround and patio doors to garden.

UTILITY ROOM: 10'9 x 7'

Plumbed for washing machine, space for tumble dryer, shelved hotpress, **SHOWER ROOM** off with wc, wash hand basin and shower cubicle with 'Triton Cara' shower unit.

BEDROOM 1: 11'7 x 9'5 with T.V. Point.

BEDROOM 2: 11'2 x 11'7 (into robe) with telephone point.

BEDROOM 3: 8'9 x 11'7 with built in bedroom suite.

BEDROOM 4: 8'9 x 12'6

BATHROOM: Fully tiled suite with wc, wash hand basin, corner bath, shower cubicle and tongue and groove pine ceiling.





OIL FIRED CENTRAL HEATING

BURGLAR ALARM

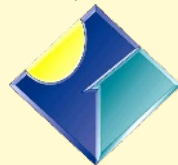
Outside

GARAGE: with up and over door & boiler room.

SHED/WORKSHOP: Tin clad shed with roller shutter door.

CARPORT

PAVED PATIO TO REAR, MATURE GARDEN TO FRONT



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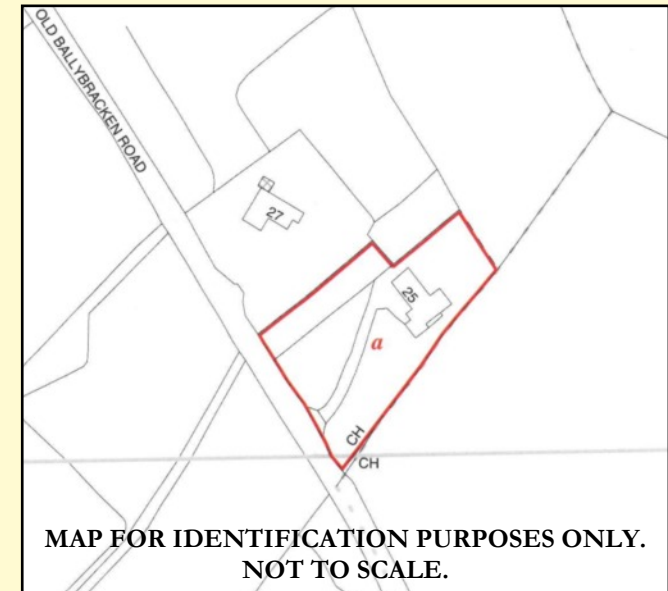
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MAP FOR IDENTIFICATION PURPOSES ONLY.
NOT TO SCALE.

ENERGY PERFORMANCE CERTIFICATE

(Awaiting certificate)

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