



## 17 Ballycloghan Road, Ballymena, BT43 7JG

£800 Per month



Situated in pleasant rural surroundings on the outskirts of Broughshane, this spacious, detached three bedroom property enjoys excellent views of the countryside a few minutes drive from the village. Located via a shared laneway and adjacent to a working farmyard, this property would not be suitable for those with young children.

Potential tenants will be asked to complete an application form prior to viewing (there is no charge for this) and will require a guarantor in order to be considered for the property.

Pets/smoking are not permitted at the property.

You can apply for the property via our website at: <https://harryclarke.co.uk/tenancy-application/>

## Property Features

- Spacious Detached House
- Two Formal Reception Rooms
- Open plan kitchen/dining area with a separate utility room off
- Two bathrooms, one ground floor and one first floor.
- Three well proportioned first floor bedrooms
- Oil fired heating system.
- Double glazed hardwood windows (some units PVC)
- Pets/Smoking are not permitted at the property
- Guarantor required



## Accommodation (Dimensions and Areas are approximate)

### GROUND FLOOR

#### Entrance Hall

#### Living Room 3.98m x 3.82m

Tiled fireplace surround and hearth. Bay Window.

#### Lounge 4.15m x 4.19m

Adam style fireplace surround.

#### Bathroom 3.05m x 1.84m

Fitted with a bath, WC, and WHB. Tiled floor to ceiling.

#### Kitchen/Dining Area 6.12m x 2.89m

Fitted with a range of eye and low level units. Rayburn Range

#### Utility Room 2.98m x 2.48m

Fitted with low level Oak units, electric cooker and washing machine.



### FIRST FLOOR

#### Landing

#### Bedroom 1 3.92m x 3.85m

#### Bedroom 2 4.15m x 4.13m

#### Bedroom 3

Built in wardrobe.

#### Bathroom 2.92m x 2.58m

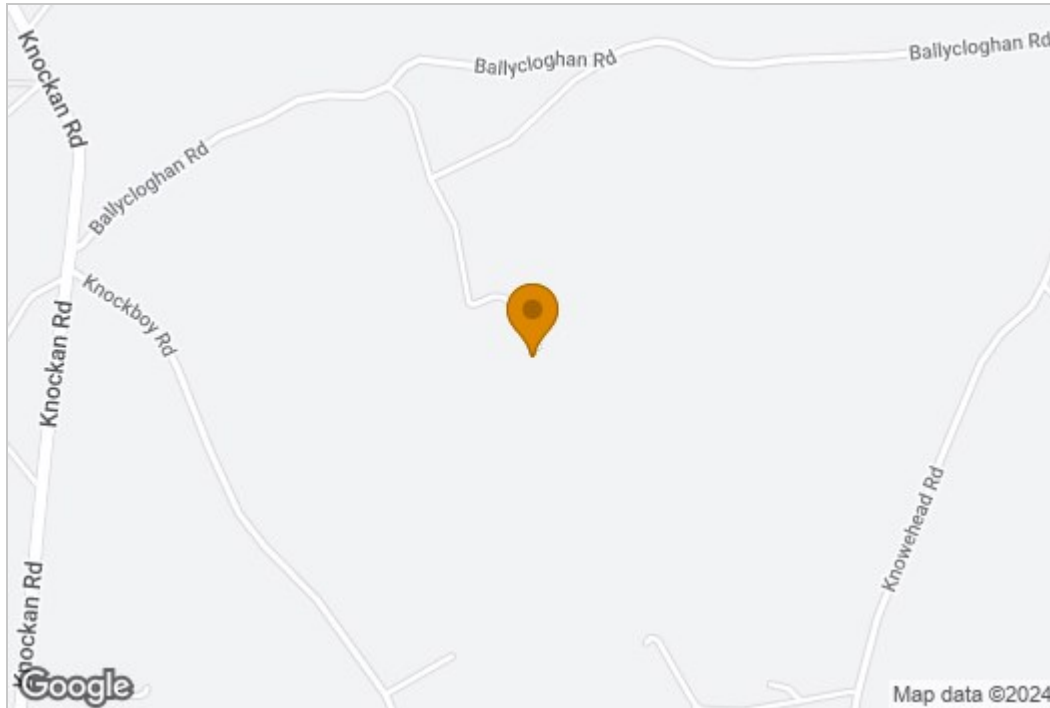
Fitted with a WHB, W/C and shower cubicle with electric shower. Built in Hot Press.

#### Outbuilding 4.65m x 3.55m





### Area Map



### Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		20	34
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

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