

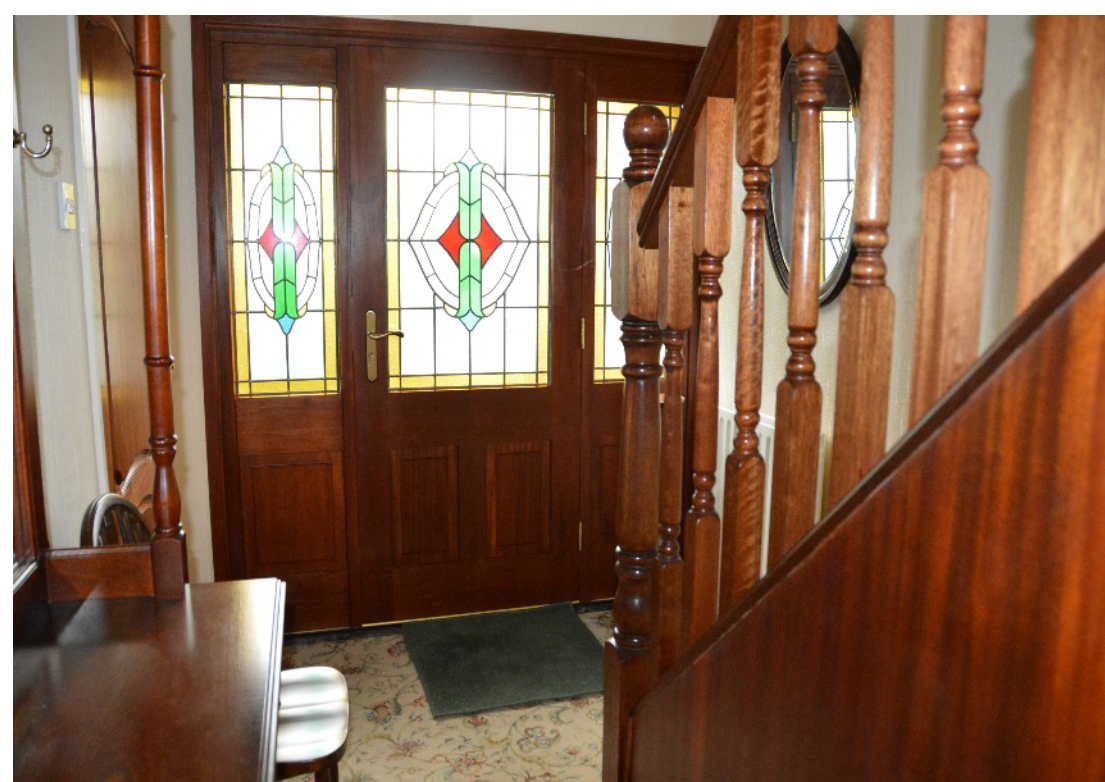
J. A. McClelland & Sons

Estate Agents • Auctioneers • Valuers • Rural & Land Agents

22 BALLYMENA ROAD DOAGH



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**DETACHED PROPERTY PRESENTED
IN GOOD DECORATIVE CONDITION
SITUATED WITHIN THE POPULAR
VILLAGE OF DOAGH.
ACCOMMODATION COMPRISES 3
BEDROOMS, 2 RECEPTION ROOMS,
CONSERVATORY, KITCHEN AND
BATHROOM WHILST EXTERNAL
FEATURES INCLUDE A GARAGE AND
ATTRACTIVE GARDENS TO FRONT
AND REAR.**

PRICE: O.I.R.O. £140,000

ACCOMMODATION:

ENTRANCE HALL:- Entrance via part frosted stained glass wood front door, frosted stained windows to front, coving, ceiling rose, under stairs cupboard, double radiator, fitted carpet, stairs to first floor.

LOUNGE:- 13'1 x 11'1 Double glazed windows to front, cornice, ceiling rose, tiled fireplace, double radiator, fitted carpet.

DINING ROOM:- 12' x 9'1 Part glazed door opening to conservatory at rear, window to rear, cornice, ceiling rose, built in cupboard, double radiator, fitted carpet.

CONSERVATORY:- 10' x 9' Double glazed UPVC door opening to rear garden, double glazed windows to side and rear, double radiator, fitted carpet

KITCHEN:- 11'9 x 8'4 Part frosted glazed wood door opening to side, double glazed window to rear, stainless steel single drainer sink unit with mixer taps, wall and base units with work surface, space for electric cooker, extractor, plumbed for washing machine, space for fridge freezer, built in cupboard, double radiator, vinyl floor.

FIRST FLOOR:

LANDING:- Double glazed window to side, access to loft, hot press, fitted carpet.

BEDROOM 1:- 13' x 10'1 Double glazed windows to front, cornice, ceiling rose, radiator, fitted carpet.

BEDROOM 2:- 10'5 x 9'7 Double glazed window to rear, cornice, ceiling rose, built in wardrobes, double radiator, fitted carpet.



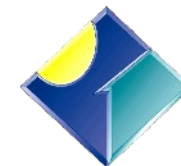
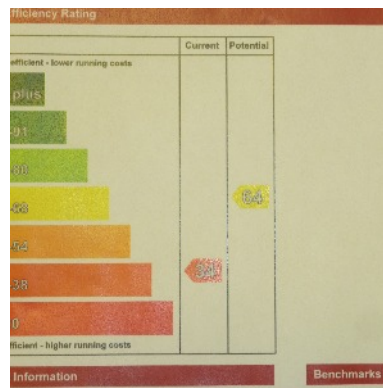
BEDROOM 3:- 10' x 7'7 Double glazed window to front, cornice, ceiling rose, built in cupboard, double radiator, fitted carpet.

BATHROOM:- Frosted double glazed window to rear, 3 piece white suite comprising panelled bath with mixer taps and telephone style shower attachment, electric shower unit and folding screen, pedestal hand basin, LLWC, tiled walls, radiator, fitted carpet.

OUTSIDE:

PARKING AND GARAGE:- Driveway with parking at side. Garage to rear with up and over door.

GARDENS:- Generous and attractive gardens to front and rear, mainly laid to lawn with a range of shrubs and trees. Paved patio area at rear.



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