



**J. A. McClelland & Sons**

Estate Agents • Auctioneers • Valuers • Rural & Land Agents

**61 BALLYMARTIN ROAD  
TEMPLEPATRICK**



[www.jamcclelland.com](http://www.jamcclelland.com)



**EXCELLENT DETACHED BUNGALOW SITUATED IN A HIGHLY SOUGHT AFTER RURAL LOCATION, OCCUPYING AN ELEVATED APPROX. 1 ACRE SITE WITH STUNNING VIEWS ACROSS THE 6 MILE VALLEY. THE PROPERTY, WHICH IS PRESENTED IN EXCELLENT DECORATIVE CONDITION HAS GENEROUS ACCOMMODATION INCLUDING, 4 BEDROOMS, 3 RECEPTION ROOMS, A KITCHEN BREAKFAST ROOM AND BATHROOM WITH 5 PIECE SUITE. EXTERNALLY, THERE IS AN ATTACHED GARAGE AND ATTRACTIVE IMMACULATELY MAINTAINED GARDENS.**

**PRICE: O.I.R.O. £350,000**

### Accommodation

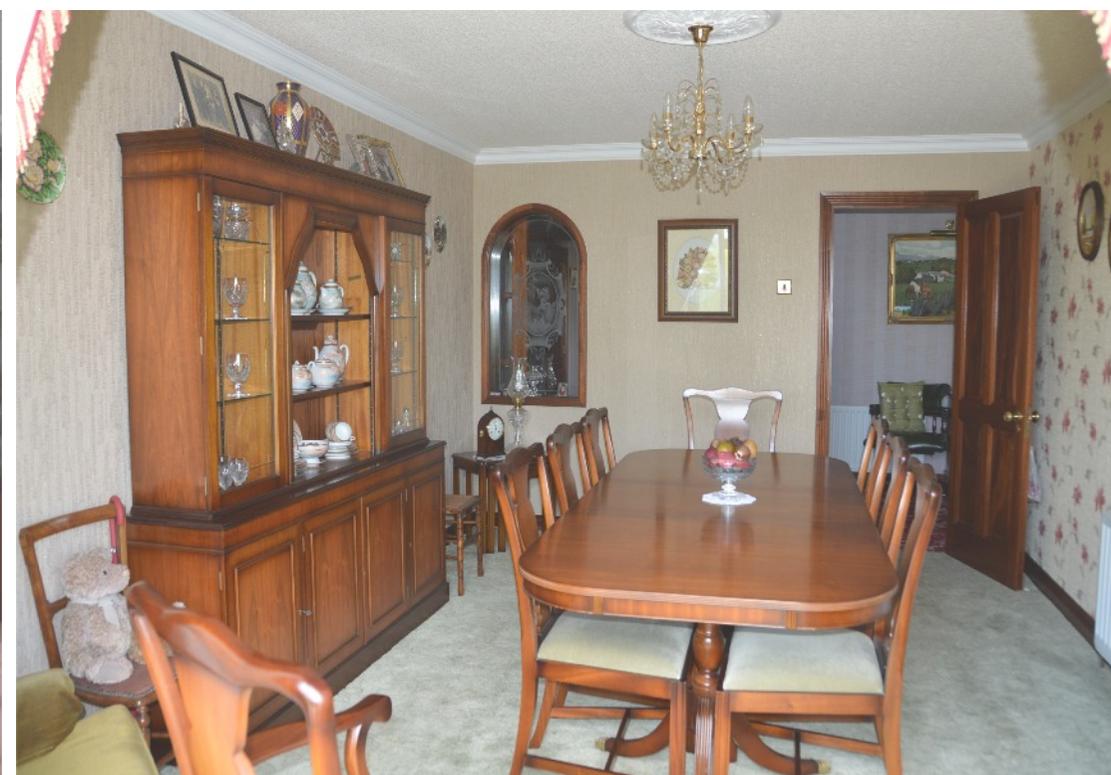
**ENTRANCE PORCH:-** Entrance via part glazed UPVC front door, double glazed windows to front, ceiling lights, tiled floor, part double glazed wood door opening to-

**ENTRANCE HALL:-** Double glazed windows to front and side, coving, double radiator, fitted carpet.

**LOUNGE:-** 19'3 x 15'1 Double glazed windows to front and side, cornice, dado rail, marble fireplace, double radiator, fitted carpet.

**DINING ROOM:-** 15'10 x 11'2 Double glazed doors opening to side, coving, ceiling rose, double radiator, fitted carpet.

**FAMILY ROOM:-** 15'7 x 11'1 Double glazed windows to side, coving, fireplace housing solid fuel heater, double radiator, laminated wood floor.



**KITCHEN-BREAKFAST ROOM:-** 17'6 x 12'4 Double glazed windows to side and rear, ceiling lights, coving, a range of wall and base units with polished quartz work surfaces, inset wall units with built in oven, microwave and warming drawer, 5 ring gas hob with stainless steel extractor canopy, central work island with inset 1½ bowl stainless steel sink unit with mixer taps, base units and built in dishwasher, double radiator, laminated wood floor.

**UTILITY ROOM:-** Double glazed window to rear, stainless steel single drainer sink unit, base units with work surface, plumbed for washing machine, space for fridge and freezer, double radiator, vinyl floor.

**WC:-** Frosted double glazed window to side, pedestal hand basin, LLWC, part tiled walls, double radiator, vinyl floor.

**HALLWAY:-** (leading to bedrooms) Coving, hot press, fitted carpet.



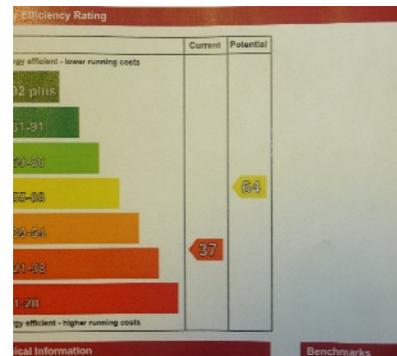
BEDROOM 1:- 13'2 x 11'1 Double glazed windows to front, coving, built in mirrored wardrobes, double radiator, fitted carpet.

BEDROOM 2:- 15'10 x 11'10 Double glazed windows to rear, coving, fitted wardrobes, double radiator, laminated wood floor.

BEDROOM 3:- 11'7 x 9'5 Double glazed windows to front, coving, radiator, fitted carpet.

BEDROOM 4:- 11'1 x 9'1 Double glazed windows to front, radiator, fitted carpet.

BATHROOM:- Frosted double glazed windows to rear, ceiling lights, 5 piece suite comprising, panelled bath with mixer taps, shower cubicle, pedestal hand basin, bidet, LLWC, tiled walls, double radiator, vinyl floor.







## **OUTSIDE:**

**GARDENS:-** Extensive, immaculately maintained gardens, mainly laid to lawn at front and rear with a range of shrubs and trees. Paved patio areas at rear.

**PARKING AND GARAGE:-** Tarmac driveway leading to attached garage at side with up and over door. Parking areas at front, side and rear.



## **J. A. McClelland & Sons**

Estate Agents • Auctioneers • Valuers • Rural & Land Agents

2 Doagh Road, Ballyclare, BT39 9BH

Tel. 028 9335 2727 Fax. 028 9334 2447

Email. [sales@jamcclelland.com](mailto:sales@jamcclelland.com)

[www.jamcclelland.com](http://www.jamcclelland.com)

### AGENT'S NOTES

J A McClelland & Sons Ltd and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact.
3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and J A McClelland & Sons Ltd have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.





