



**J. A. McClelland & Sons**

Estate Agents • Auctioneers • Valuers • Rural & Land Agents

**61 BALLYMARTIN ROAD  
TEMPLEPATRICK**



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**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.





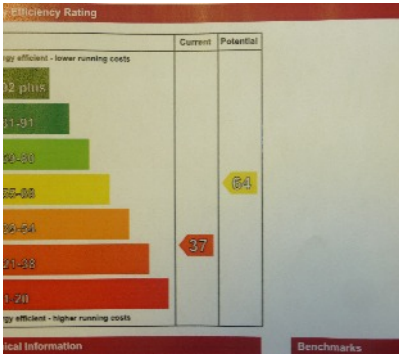
BEDROOM 1:- 13'2 x 11'1 Double glazed windows to front, coving, built in mirrored wardrobes, double radiator, fitted carpet.

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.



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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)

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