

J. A. McClelland & Sons

Estate Agents • Auctioneers • Valuers • Rural & Land Agents

**19 RIVER HILL MANOR
BALLYCLARE**



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EXCELLENT SEMI DETACHED PROPERTY SITUATED IN AN ATTRACTIVE RECENTLY CONSTRUCTED RESIDENTIAL DEVELOPMENT. ACCOMMODATION INCLUDES, 3 BEDROOMS (1 WITH ENSUITE), 2 RECEPTION ROOMS, SITTING AREA AND KITCHEN/BREAKFAST ROOM WHILST EXTERNAL FEATURES INCLUDE FRONT AND REAR GARDENS, A TARMAC DRIVEWAY AND A DETACHED GARAGE WITH ELECTRIC ROLLER DOOR.

PRICE: O.I.R.O. £165,000

ACCOMMODATION:

ENTRANCE HALL:- Entrance via UPVC front door, double glazed window to side, under stairs storage cupboard, double radiator, solid oak floor.

WASHROOM:- Frosted double glazed window to side, vanity hand basin, LLWC, radiator, tiled floor.

LOUNGE:- 15'7 x 12'4 Double glazed window to front, polished sandstone fireplace and hearth, double radiator, radiator, solid oak floor.

KITCHEN/BREAKFAST ROOM:- 13'6 x 12'4 Double glazed window to rear, ceiling lights, 1½ bowl stainless steel single drainer sink unit with mixer taps, a range of wall and base units with work surfaces, built in electric oven with gas hob, stainless steel extractor canopy, built in washing machine, dishwasher & fridge freezer, double radiator, tiled floor, open to-

SITTING AREA:- 7'1 x 6'3 Tiled floor, open to-

SUN LOUNGE:- 10'1 x 8'10 Vaulted ceiling, double glazed doors opening to rear garden, double glazed windows to side, 2 double radiators, laminated floor.

FIRST FLOOR:

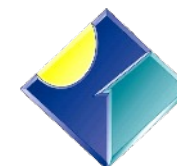
LANDING:- Double glazed window to side, access to loft, built in cupboard, fitted carpet.

BEDROOM 1:- 12'4 x 12'4 Double glazed window to rear, radiator, fitted carpet.

ENSUITE:- Shower cubicle, wall mounted hand basin, LLWC, heated towel rail, extractor, tiled floor.

BEDROOM 2:- 13'2 x 10'2 Double glazed window to front, radiator, fitted carpet.

BEDROOM 3:- 10'1 x 9'3 Double glazed window to front, radiator, fitted carpet.



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2 Doagh Road, Ballyclare, BT39 9BH

Tel. 028 9335 2727 Fax. 028 9334 2447

Email. sales@jamcclelland.com

www.jamcclelland.com

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BATHROOM:- Frosted double glazed window to rear, 3 piece white suite comprising panelled bath with mixer taps, shower attachment & screen, wall mounted hand basin, LLWC, part tiled walls, extractor, heated towel rail, tiled floor.

OUTSIDE:

GARAGE:- Tarmac driveway to side leading to detached garage at rear with electric roller door.

GARDENS:- Mainly laid to lawn at front and rear, paved patio areas and shrub beds at rear.

