



# J. A. McClelland & Sons

Estate Agents • Auctioneers • Valuers • Rural & Land Agents



**157 HILLHEAD ROAD  
BALLYCLARE**

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





**ATTRACTIVE DETACHED BUNGALOW  
SITUATED ON A GENEROUS SITE  
EXTENDING TO APPROXIMATELY 1/3  
ACRE IN A HIGHLY CONVENIENT  
SEMI RURAL LOCATION. PRESENTED  
IN EXCELLENT DECORATIVE  
CONDITION, ACCOMMODATION  
COMPRISES 3 BEDROOMS, 2  
RECEPTION ROOMS, A KITCHEN AND  
BATHROOM WITH 4 PIECE SUITE. IN  
ADDITION, FURTHER BENEFITS  
INCLUDE A CONCRETE YARD WITH  
PARKING, A DETACHED  
GARAGE/WORKSHOP AND GENEROUS  
GARDEN AREAS.**

**PRICE: O.I.R.O. £195,000**

### **ACCOMMODATION**

**ENTRANCE HALL:-** Entrance via part frosted double glazed UPVC front door, radiator, solid oak floor.

**LOUNGE:-** 11'2 x 11' Double glazed window to front, cornice, ceiling rose, picture rail, double radiator, solid oak floor.

**SITTING AREA:-** 8' x 6'6 Hot press, vinyl floor.

**KITCHEN/BREAKFAST ROOM:-** 13' x 11'7 Double glazed windows to side, 1½ bowl single drainer sink unit with mixer taps, a range of wall and base units with work surfaces, built in electric oven, extractor, built in dishwasher and fridge, part tiled walls, radiator, vinyl floor.

**REAR PORCH:-** UPVC stable door opening to rear, vinyl floor.

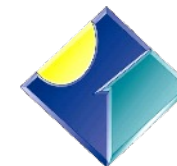
**BATHROOM:-** Frosted double glazed windows to rear, 4 piece suite comprising panelled bath with mixer taps and telephone style shower attachment, walk in shower area, pedestal hand basin, LLWC, built in cupboard, double radiator, vinyl floor.

**BEDROOM 1:-** 11' x 11' Double glazed window to front, radiator, solid oak floor.

**BEDROOM 2:-** 9'1 x 7'8 Double glazed windows to side and rear, radiator, solid oak floor.

**BEDROOM 3:-** 9'8 x 7'10 Double glazed window to rear, radiator, fitted carpet.





## 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.





## **OUTSIDE:**

**PARKING & GARAGE:-** Concrete driveway leading to a gated concrete yard with parking areas at rear. Detached garage/workshop at rear with up and over door and utility area with base units and plumbing for washing machine.

**GARDENS:-** Area sown to lawn at front, paved courtyard at rear, extensive area suitable for establishing gardens at rear.

