



## J. A. McClelland & Sons

Estate Agents • Auctioneers • Valuers • Rural & Land Agents

### **FOR SALE**

**65 TULLY ROAD  
BALLYMENA BT42 3HT**



**AN ATTRACTIVE SMALLHOLDING WITH WELL MAINTAINED  
DETACHED HOUSE, GARDEN & PADDOCKS**

**PRICE: £230,000**

**VIEWING: By appointment**

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



**An attractive smallholding with detached house, yard and well maintained mature gardens mostly laid to lawn and bounded by well established hedging.**

**Accommodation**

**LOUNGE:** 19' x 12' (into bay)  
With open fire with feature surround and back boiler, television unit and double radiator.

**KITCHEN:** 16' x 15'  
Fitted kitchen suite with range of high and low level units, glazed display cupboards, 1 ½ bowl stainless steel sink unit, integral ceramic hob and built in oven, fridge, double radiator and doors to rear garden.

**UTILITY ROOM:**  
With door to rear, stainless steel sink unit, plumbed for washing machine, gas cooker, double radiator, wc and wash hand basin adjacent.

**LIVING ROOM/ BEDROOM:** 10' x 11' (into bay)  
Open fireplace with tiled surround, double radiator and strip pine ceiling.

**BATHROOM:** 7' x 11'  
Fully tiled, bath, wc, wash hand basin, separate shower cubicle with 'Triton' electric shower unit, heated towel rail and frosted glass window.

**First floor accommodation**

**BEDROOM 1:** 12'10 x 16' (into eaves)  
With single radiator.

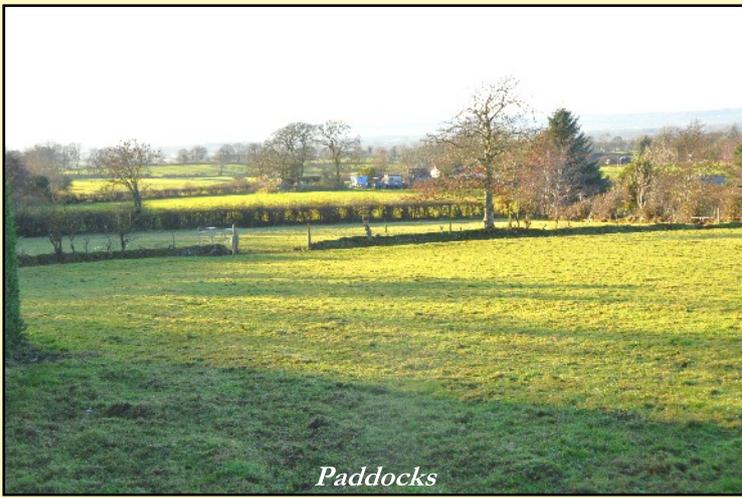
**BEDROOM 2:** 15'5 x 15'2 (into eaves)  
With double radiator and built in cupboard.

**SEPTIC TANK**

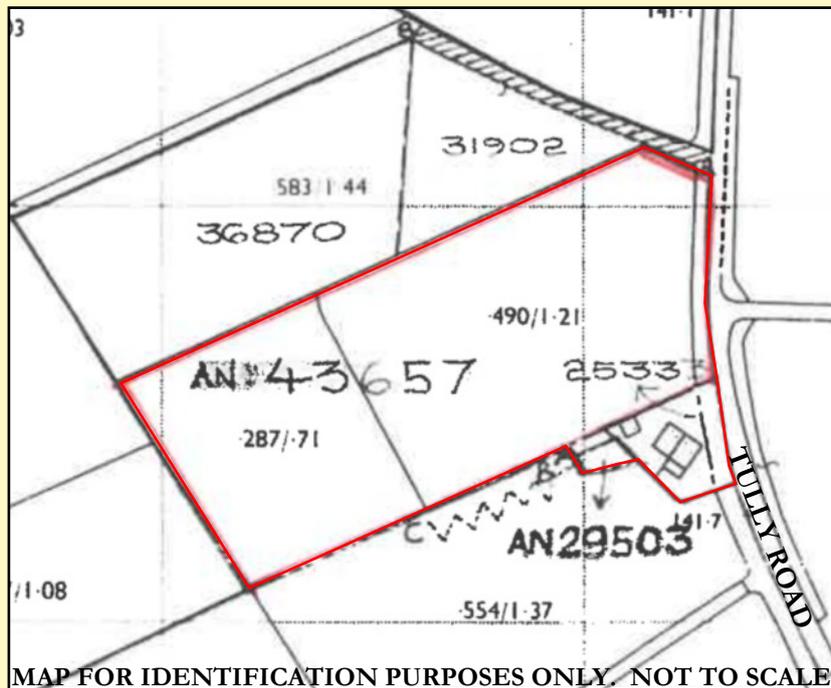
**Energy Performance Certificate**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		55 D
39-54	E		
21-38	F	32 F	
1-20	G		





*Paddocks*



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