

J. A. McClelland & Sons

Estate Agents • Auctioneers • Valuers • Rural & Land Agents

FOR SALE

**47 TRENCHILL ROAD,
BALLYCLARE BT39 9JJ**



**DETACHED BUNGALOW, GARAGE & ADJOINING YARD WITH RANGE OF
OUTBUILDINGS SET ON MATURE GROUNDS IN A HIGHLY SCENIC
LOCATION CONVENIENT TO BALLYCLARE**

www.jamcclelland.com



A detached bungalow on a good site with 2 reception rooms, kitchen/diner, 4 bedrooms and family bathroom, set on mature grounds with a garage and range of outbuildings. The property is situated in a very scenic location with excellent views over the surrounding countryside and conveniently located approx. 1 mile from Ballyclare. Early inspection is recommended.

GUIDE PRICE: £310,000

VIEWING: By appointment

Accommodation

ENTRANCE HALL: Entrance via double hardwood doors to a hallway with built in storage cupboards, shelved hotpress and telephone point.

LIVING ROOM: 17'4 x 11'8

Open fire with mahogany surround, tiled hearth, two radiators and cornice.

SITTING ROOM: 11'4 x 12'9

With single radiator and cornice.

KITCHEN:

Fitted kitchen suite with range of high and low level units, built in ceramic hob & oven, fridge, 1 ½ bowl stainless steel sink and drainer and space for casual dining.

UTILITY ROOM:

Plumbed for washing machine, space for tumble dryer, range of low level cupboards, stainless steel sink unit, tiled floor and oil fired central heating boiler.

REAR PORCH: Leading to separate wc with wash hand basin and shelved cupboard, and connecting door to integral garage.

BEDROOM 1: 10'5 x 9'5 with single radiator.

BEDROOM 2: 13'4 x 10'4 with single radiator.

BEDROOM 3: 13'4 x 11'9 with single radiator, built in robes, wash hand basin/ vanity unit.

BEDROOM 4: 11'8 x 10'5 single radiator, built in robes, wash hand basin/ vanity unit.

BATHROOM: Fully tiled bathroom with coloured suite comprising wc, wash hand basin, bath, shower cubicle, shaving point and radiator.

GARAGE: 20'9 x 11'

Integral garage with up and over door.

GARDEN: A well maintained garden, mostly laid to lawn with mature borders.



Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E		
21-38	F	29 F	
1-20	G		



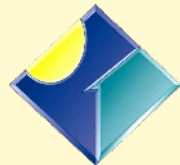
Yard & Outbuildings

GENERAL PURPOSE OPEN SIDED SHED: 90' x 17'9" Six bay open sided shed with block built division & cattle accommodation adjoining.

ROUND ROOF SHED: 60' x 23' (approx.) Former silo used as a general purpose shed with concrete floor.

LEAN TO SLATTED CUBICLE HOUSE: 60' x 24' (approx.)

LEAN TO SHED: 60' x 21' (approx.) With roadside access.



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