

J. A. McClelland & Sons

Estate Agents • Auctioneers • Valuers • Rural & Land Agents

**4 BALLYMATHER ROAD
NUTTS CORNER
CRUMLIN**



www.jamcclelland.com



OUTSTANDING CHALET BUNGALOW WITH FACILITIES IDEALLY SUITED TO THOSE WITH AN EQUESTRIAN INTEREST CONVENIENTLY SITUATED FOR COMMUTING TO BELFAST AND FOR ACCESS TO BELFAST INTERNATIONAL AIRPORT. ACCOMMODATION COMPRISES 5 BEDROOMS (1 WITH ENSUITE), 2 RECEPTION ROOMS, KITCHEN, BATHROOM AND SHOWER ROOM. ADDITIONAL FEATURES INCLUDE A DETACHED GARAGE, EXTENSIVE MATURE GARDENS, A SMALL RANGE OF WELL MAINTAINED OUTBUILDINGS AND APPROXIMATELY 5 ACRES OF ADJOINING LAND.

PRICE: O.I.R.O. £337,500

Accommodation

ENTRANCE HALL:- Entrance via part double glazed wood front doors, double glazed windows to front, double radiator, fitted carpet, wooden staircase to first floor.

LOUNGE:- 22'5 x 15'4 Double glazed windows to front and side, ceiling light, marble fireplace, 2 double radiators, fitted carpet.

DINING ROOM:- 13'4 x 11'10 Double glazed windows to front and side, double radiator, fitted carpet.

KITCHEN:- 13'7 x 11'5 Part double glazed wood door to side, double glazed windows to side and rear, twin bowl stainless steel single drainer sink unit with mixer taps, wall and base units with work surface, built in electric oven, built in electric hob with extractor, built in fridge, plumbed for washing machine and dishwasher, double radiator, carpet tiled floor.

BATHROOM:- Frosted double glazed window to rear, 3 piece white suite comprising panelled bath with shower unit and screen, pedestal hand basin, LLWC, tiled walls, heated towel rail, double radiator, vinyl floor.

PASSAGE:- Built in cupboard, fitted carpet.

BEDROOM 1:- 15'10 x 13'3 Double glazed window to side, ceiling light, double radiator, fitted carpet, frosted glazed doors opening to -

ENSUITE:- Ceiling lights, 4 piece white suite comprising shower cubicle, pedestal hand basin, LLWC, bidet, hot press, tiled walls, heated towel rail, double radiator, vinyl floor.

BEDROOM 2:- 10'10 x 8'8 Double glazed window to rear, hand basin mounted in desk unit, double radiator, fitted carpet.



BEDROOM 3:- 14'1 x 11'3 Double glazed window to rear, pedestal hand basin, double radiator, fitted carpet.

FIRST FLOOR:

LANDING:- Velux window, fitted carpet.

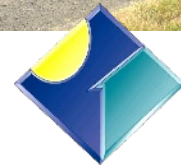
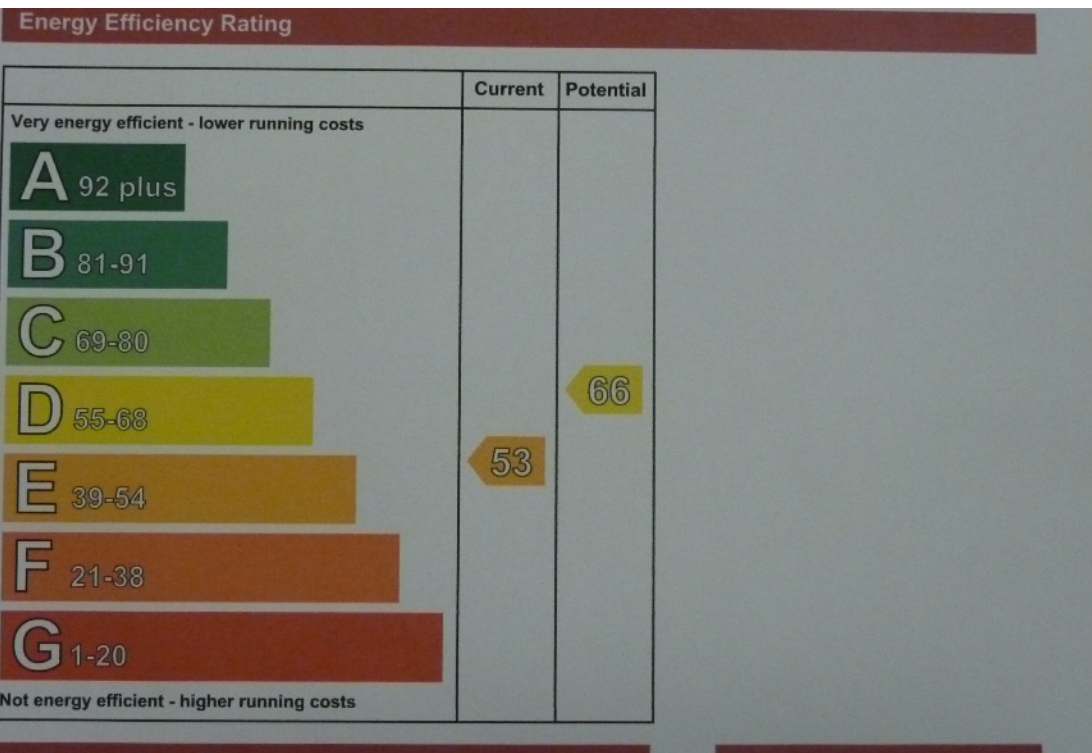
BEDROOM 4:- 15' x 10'10 Velux window, walk in access to storage in eaves, fitted desk, shelving and drawer units, double radiator, fitted carpet.

BEDROOM 5: 10'8 x 8'6 Velux window, fitted wardrobe and drawer units, double radiator, fitted carpet.

SHOWER ROOM:- Velux window, 3 piece white suite comprising shower area, pedestal hand basin, LLWC, walk in access to storage in eaves, radiator, vinyl floor.







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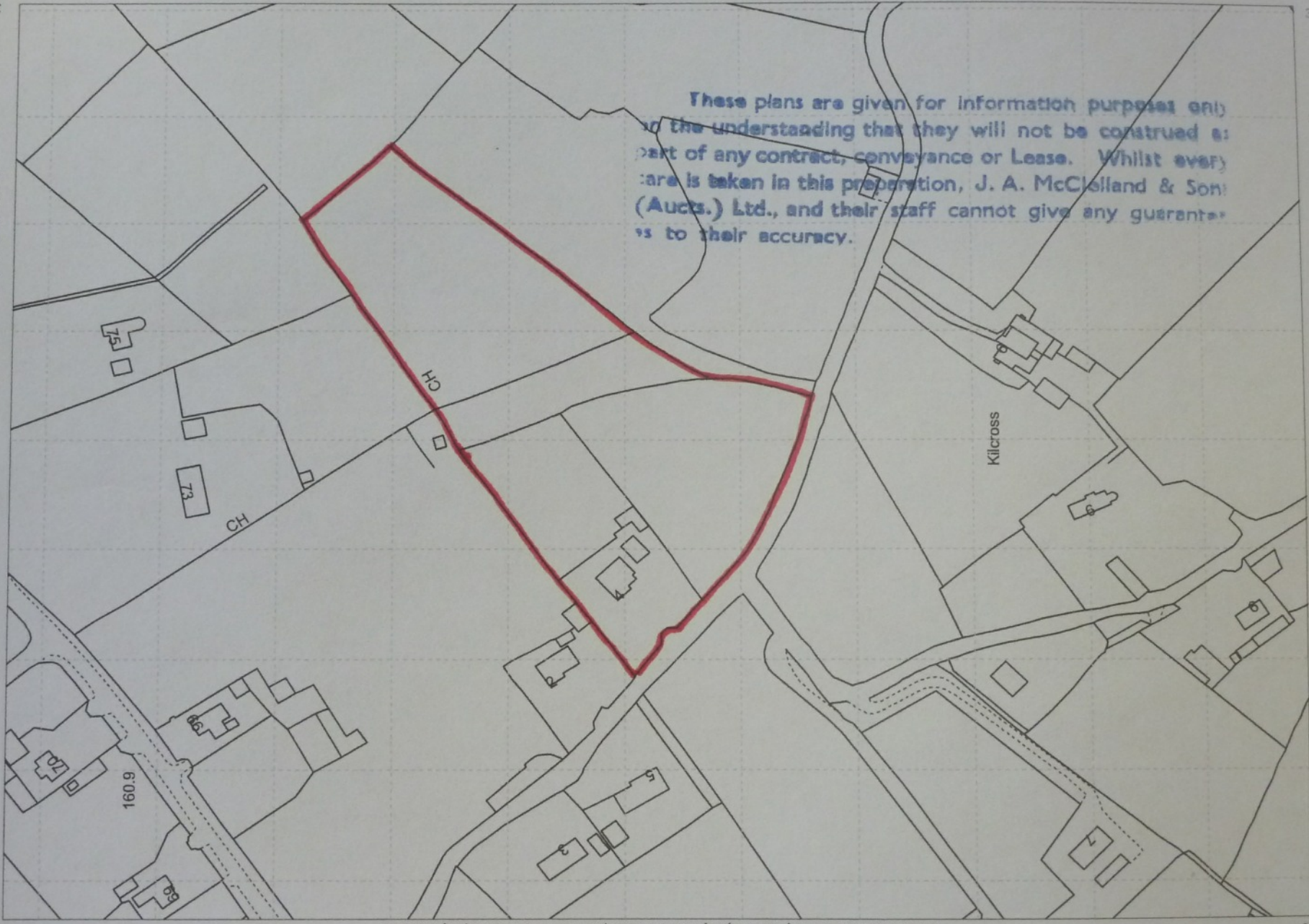
OUTSIDE:

PARKING & GARAGE:- Tarmac driveway with parking areas to front, side and rear. Detached approx. 18' x 17' garage at side with remote controlled up and over door.

GARDENS:- Extensive mature gardens at front, side and rear mainly laid to lawn with a range of flowers, shrubs and trees.

OUTBUILDINGS & EQUESTRIAN FACILITIES:- Including a well maintained stable block with tack room, wooden outbuilding with stable, hay store and general purpose storage. Menage and holding paddock with ranch rail fencing.

LAND:- Approximately 5 acres of adjoining mixed quality agricultural land.



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