

J. A. McClelland & Sons

Estate Agents • Auctioneers • Valuers • Rural & Land Agents

FOR SALE

**19 BROWNDOD ROAD,
PARKGATE, BALLYCLARE
BT39 0DR**



**A CHOICE c.31.33 ACRE FARM WITH MODERN DETACHED
CHALET BUNGALOW SET ON MATURE GROUNDS IN A
DELIGHTFUL RURAL LOCATION**

www.jamcclelland.com



A detached chalet bungalow, built in the late 1990s with 2 reception rooms, spacious kitchen/diner, 4 bedrooms, 2 bathrooms & OFCH. Set in mature grounds with extensive gardens, a carport and range of traditional stone outbuildings. The property occupies a convenient location approx. 4 ½ miles from Templepatrick and approx. 7 miles from Ballyclare. Early inspection is recommended.

GUIDE PRICE: £650,000

VIEWING: By appointment

Accommodation

ENTRANCE HALL: 21'9 x 7'5

Entrance via uPVC double glazed door to hallway leading to: -

LOUNGE: 17'3 x 12'8

Open fire with red brick surround, tiled hearth solid pine floor, double radiator, connecting door to CONSERVATORY 13'4 x 13'2 with doors to the garden and two double radiators.

SHOWER ROOM: Shower cubicle, wash hand basin with vanity unit, wc and radiator.



KITCHEN 11'3 x 11'3 **DINING AREA** 12'3 x 11'3

Fitted medium oak kitchen with range of high and low level units, Rangemaster 110 Leisure gas stove, double Belfast sink with mixer taps, integral fridge, plumbed for dishwasher, island with breakfast bar, space for casual dining.

REAR PORCH leading to **UTILITY ROOM:** 10'3 x 6'

Plumbed for washing machine, space for tumble dryer.

SEPARATE WC with wc and wash hand basin.

BEDROOM 1: 13'6 x 11'4 with single radiator.

BEDROOM 2: 10' x 12'7 with single radiator and TV point.

First floor accommodation

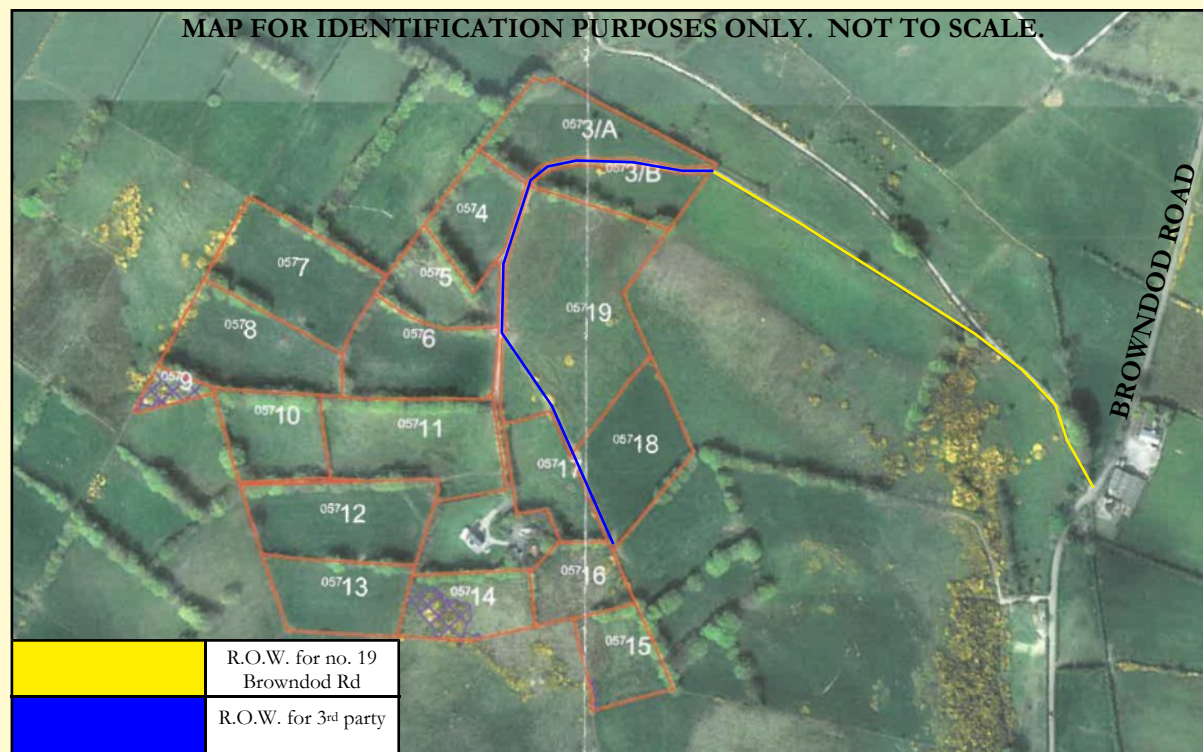
BEDROOM 3: 7' x 12'2 with undereaves storage, TV point and radiator.

BEDROOM 4: 17'2 x 12' with undereaves storage, TV point and radiator.

BATHROOM: Bath, wc, wash hand basin, part pine clad walls and radiator.

INTERNET: Fibre connection available.





FIELD No.	HECTARES	ACRES
3/A	0.749	1.85
3/B	0.437	1.08
4	0.513	1.26
5	0.481	1.18
6	0.792	1.95
7	0.954	2.35
8	0.855	2.11
9	0.12	0.29
10	0.581	1.43
11	1.01	2.49
12	0.922	2.27
13	0.625	1.54
14	0.539	1.33
15	0.451	1.11
16	0.423	1.04
17	0.499	1.23
18	0.802	1.98
19	1.926	4.76

Land

The holding extends to circa 31.33 acres, all held in a compact block, intersected by a partly shared hardcore lane from the Brownlod Road. Fields are all under grass at present, fenced and watered for stock from a well water supply. No BPS entitlements are available for transfer.

Title: Title enquiries to McIlldowies Solicitors, Belfast.

Outside

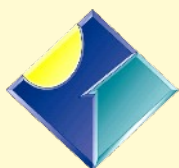
GARDEN: Mature garden surrounding the property with paved patio area and wooden decking.

CARPORT

PUMP HOUSE: 15' x 12' ½

GENERAL PURPOSE SHED WITH 3 FORMER STABLES

STONE BUILT SHED WITH 2 STABLES



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Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		