



**J. A. McClelland & Sons**

Estate Agents • Auctioneers • Valuers • Rural & Land Agents

## **FOR SALE**

**160 CREBILLY ROAD  
BALLYMENA BT42 4DP**



**A DESIRABLE c. 48.55 ACRE HOLDING SITUATED IN AN  
EXCELLENT LOCATION CLOSE TO BALLYMENA**  
*(AVAILABLE IN ONE OR TWO LOTS)*

**PRICE: £750,000**

**VIEWING: By appointment**

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





### **Accommodation**

**ENTRANCE PORCH:**  
With hardwood front door.

**LIVING ROOM:** 18' x 10'7"  
Spacious reception room, fireplace with electric fire inset, mahogany surround, cornice and centre rose.

**SITTING ROOM:** 17'2 x 10'6"  
Open fireplace with tiled surround.

**KITCHEN:** 10' x 9'6 + 7' x 6'3"  
Range of fitted high and low level units some glazed cupboards, fully tiled walls, stainless steel sink unit with mixer taps, double drainer, 'Creda' integral hob and oven.

**UTILITY ROOM:** 13' x 9'  
Plumbed for washing machine and domestic appliances. Separate wc off.

### **First floor accommodation**

**BEDROOM 1:** 11'5 x 8'4

**BEDROOM 2:** 10'4 x 10'7

**BEDROOM 3:** 10'7 x 7'

**BATHROOM:** Bath with electric 'Redring' shower over, wc, wash hand basin and hotpress.

### **Farmyard & outbuildings**

**GARAGE & LEAN TO**  
With electric roller door.

**COVERED SILO**  
5 bay covered silo shed

**FORMER BYRE**  
Byre for approx. 20 cows.

### **ROW OF TRADITIONAL OUTBUILDINGS**

**CATTLE HOUSE** 46' x 44'  
Slatted cubicle house with central feed passage and approx. 32 cubicles.

### **Agricultural land**

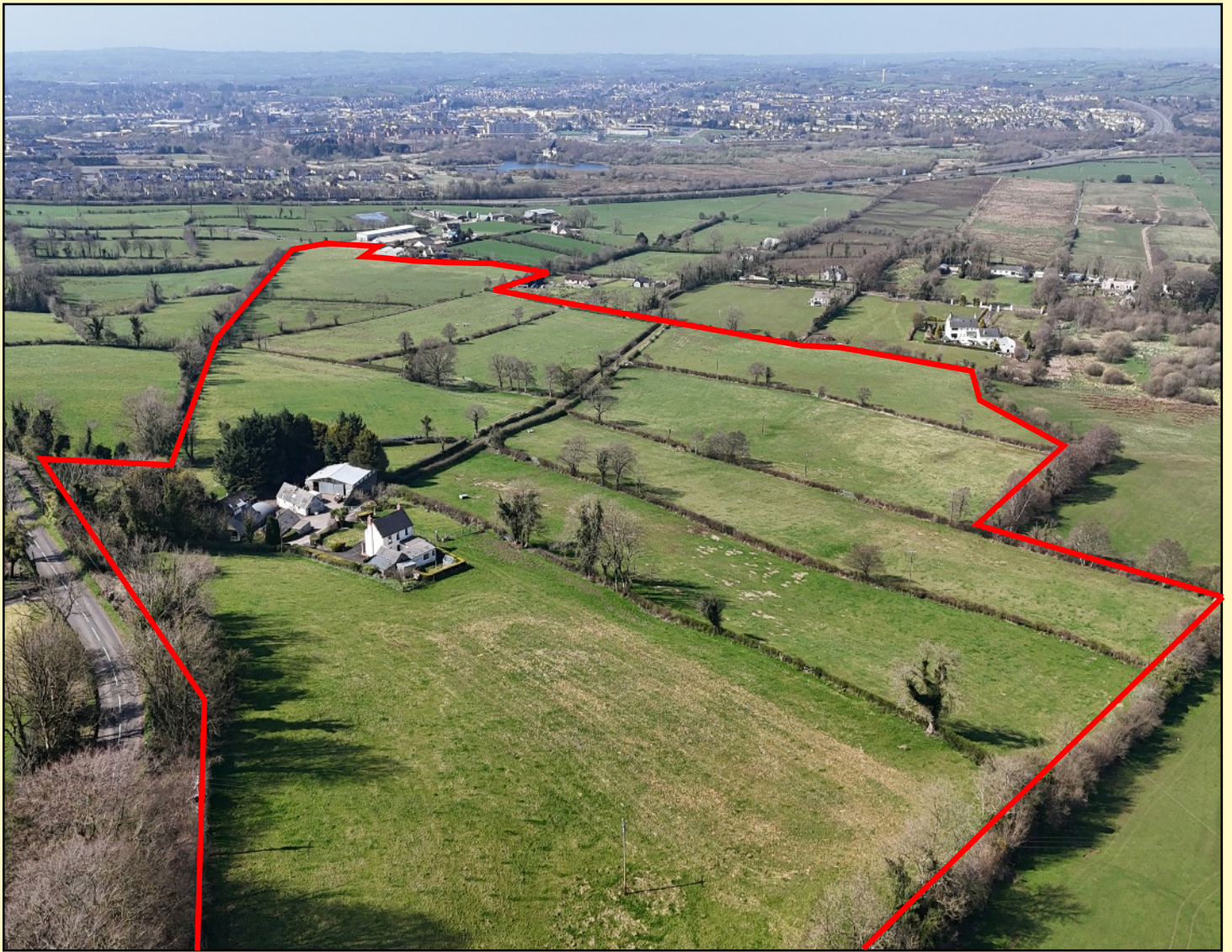
A compact block of good agricultural land extending to c. 48.55 acres. Fields are all under grass at present and fenced for stock, a private lane intersects the holding with some frontage to the Crebilly Road and Bog Road, with additional access over a shared lane from the Bog Road.

The holding could be subdivided into two lots as follows if required: -

**Lot 1 - £625,000 - House, yard & c. 38.05 acres**

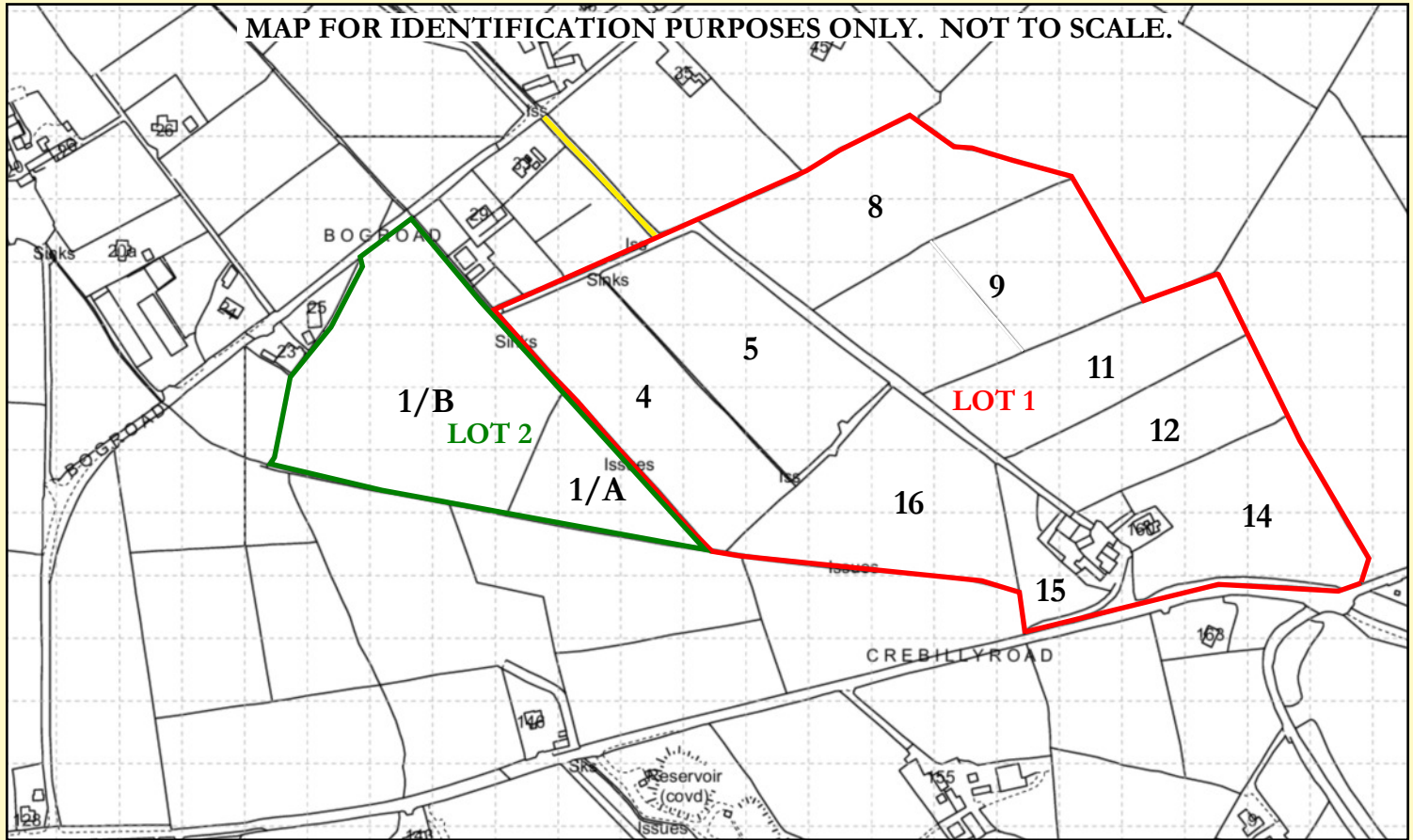
**Lot 2 - £125,000 - c. 10.5 acres**



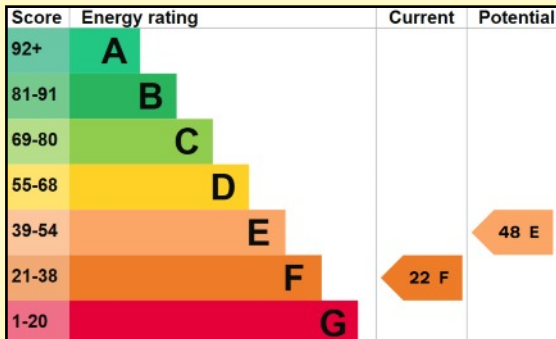




# MAP



## ENERGY PERFORMANCE CERT.



TITLE: Title enquiries to Mr. S. Ballentine of James Ballentine & Son, Solicitors, Ballymena.

WATER: Mains water to dwelling house, well water supply to land.

BPS: No BPS units available for transfer.

## FIELD SCHEDULE

FIELD NUMBER	HECTARES	ACRES
1A	0.93	2.3
1B	3.31	8.2
4	1.96	4.84
5	1.93	4.76
8	2.03	5.01
9	2.33	5.75
11	1.54	3.8
12	1.35	3.33
14	1.86	4.59
15	0.36	0.88
16	2.06	5.09



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Ballymena Livestock Market, Unit 1 Woodside Road,  
Ballymena, Co. Antrim BT42 4QJ

Tel: 028 2563 3470 Email: sales@jamcclelland.com

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

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