



**J. A. McClelland & Sons**  
Incorporating  
**J. M. Wreath & Co.**



Estate Agents • Auctioneers • Valuers • Rural & Land Agents

**FOR SALE**  
**29 MOORFIELDS ROAD**  
**BALLYMENA**

**A WELL APPOINTED c. 6 ACRE SMALLHOLDING SITUATED IN AN  
EXCELLENT LOCATION NEAR BALLYMENA & IN CLOSE PROXIMITY  
TO ALL MAIN ARTERIAL ROUTES**

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



**A traditional residence with two reception rooms, four bedrooms and mature garden mostly laid to lawn & mature shrubbery.**

**Outside, there is a range of traditional farm steading and a tin clad shed together with c. 6 acres of good quality agricultural land.**

**The holding is very well located near the Larne Road Roundabout on the outskirts of Ballymena with good access to the main carriageway and main arterial routes.**

**This is a desirable smallholding and early inspection is highly recommended.**

**GUIDE PRICE: £250,000  
VIEWING: By appointment only**

### **Ground Floor**

#### **ENTRANCE HALL:-**

Fully glazed entrance porch with single radiator, leading to;

#### **LIVING ROOM:- 20' x 12'**

With feature red brick surround and tiled hearth, wall lights, built in shelving, 2 double radiators and windows to front and rear.

#### **SITTING ROOM 14'2 x 10'11**

Open fireplace with tiled hearth and surround, 2 double radiators, cornice and windows to front and side.

#### **WORKING KITCHEN 10'11 x 5'6**

With fitted high and low level units, single radiator and stainless steel sink unit.

#### **KITCHEN:- 15'4 x 9'10**

Fitted kitchen suite with range of high and low level units, stainless steel sink unit with drainer, space for cooker, walls part tiled and Rayburn Royal stove.

**REAR HALL:-** Access to cloak room with separate wc.

### **First Floor**

**LANDING:-** Split level landing leading to four bedrooms and family bathroom.

**BEDROOM 1:-** 11'6 x 10'10 with single radiator and built in cupboard.

**BEDROOM 2:-** 12'2 x 9'9 with single radiator.

**BEDROOM 3:-** 12'4 x 9'8 with single radiator.

**BEDROOM 4:-** 16'2 x 13'6 with two double radiators and built in robes.

**BATHROOM:-** with wc, wash hand basin & bath with shower above.

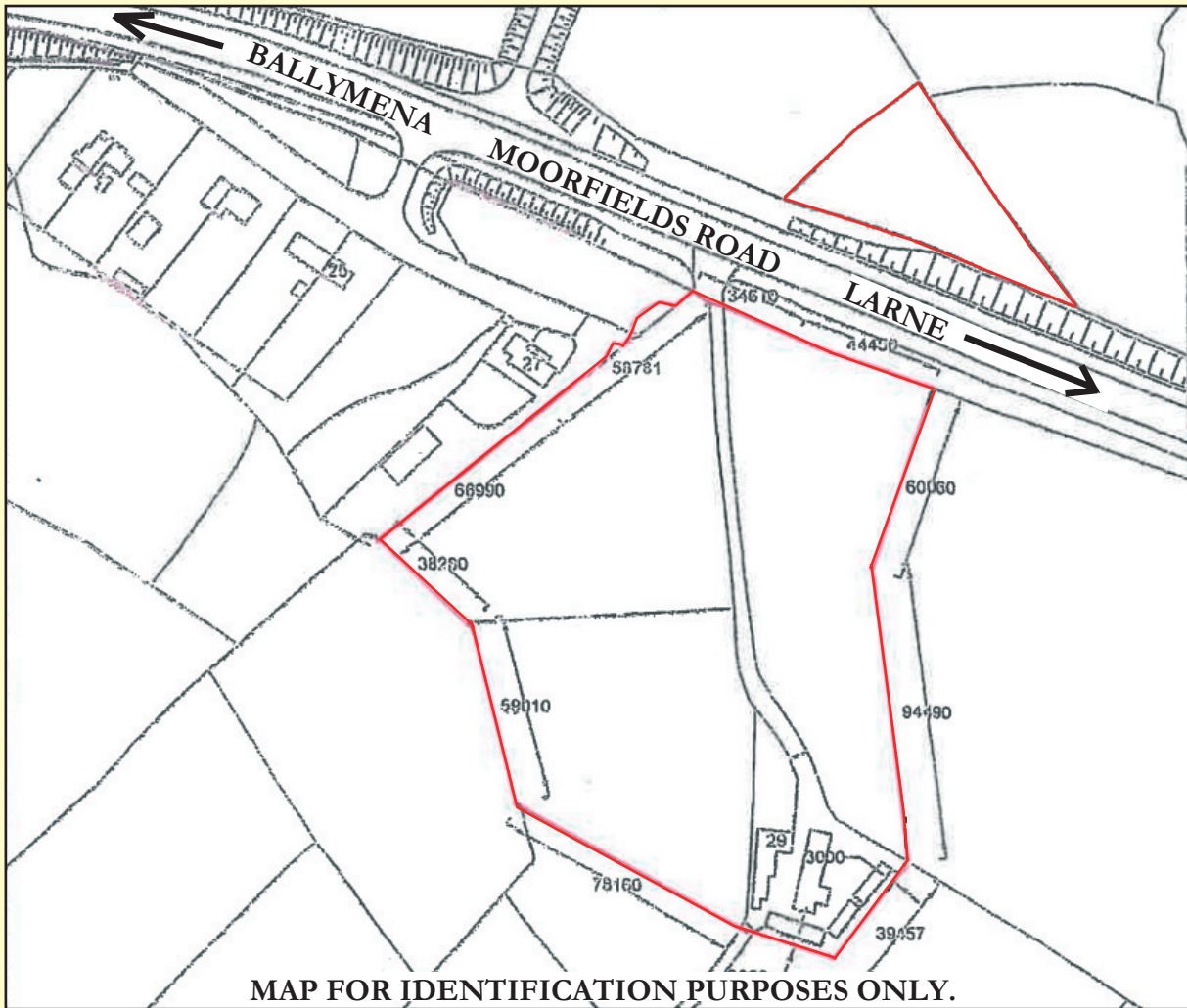
**HOTPRESS:-** Part shelved.

**OIL FIRED CENTRAL HEATING**

**SINGLE GLAZED HARDWOOD WINDOWS**

**WELL WATER SUPPLY**





**MAP FOR IDENTIFICATION PURPOSES ONLY.**

**Title:** - Title enquiries to Greer, Hamilton, Gailey Solicitors, Ballymoney.  
**Note:** - Aerial photographs were taken prior to the new boundary fences being erected.



**J. M. Wreath & Co.**

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**AGENT'S NOTES**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		30   F
1-20	G	13   G	