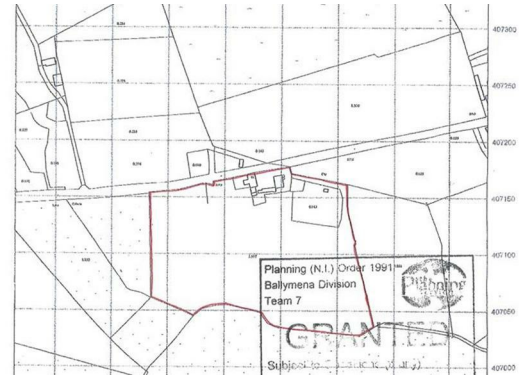


70 Carnalbanagh Road, Ballymena, BT44 0BS



- **Extended Detached Farmhouse**
- **2/3 Bedrooms**
- **2 Receptions**
- **Detached Two Storey Barn With Outbuilding**
- **Single Storey Extension**
- **Site Area Extending To Circa 5 Acres**
- **Far Reaching Unspoilt Rural Views**
- **Mostly PVC Double Glazed Windows**
- **Excellent Investment Opportunity**
- **Oil Fired Central Heating**



PRICE Offers Around £150,000

Positioned on a small holding extending to circa 5 acres. This detached farmhouse requires modernisation and has been priced accordingly. Externally there are a number of outbuildings include two storey barn, twin stable block plus garage. This listing may well suit someone looking for a replacement dwelling opportunity with land and outbuildings at a realistic price.

> Sales > New Homes > Commercial > Rentals > Mortgages

Antrim
12 Church Street
Antrim
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
Ballyclare
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
Glengormley
BT36 5EU
Tel: (028) 9083 0803

ACCOMMODATION

GROUND FLOOR

LIVING ROOM 14'3" x 14'0"

At max. Multifuel range.

KITCHEN 12'3" x 9'3"

Fitted with a range of high and low level units. Single drainer stainless steel sink unit. Integrated oven and 4 ring hob. Glass display cabinet.

LOUNGE 15'3" x 14'7"

UTILITY AREA 10'0" x 6'9"

Plumbed for washing machine.

FURNISHED CLOAKROOM

Comprising pedestal wash hand basin and low flush w.c.

FIRST FLOOR

BEDROOM 1 10'8" x 8'9"

ACCESS TO ADJOINING ROOM 10'9" x 6'6"

BEDROOM 2 16'0" x 11'0"

BATHROOM

Comprising pedestal wash hand basin, panelled bath with low flush w.c. PVC panelled walls and ceiling.

OUTSIDE

Parking forecourt to front.

TWO STOREY BARN 23'2" x 15'0"


External stairwell to floored loft area over.

ADJOINING GARAGE 23'2" x 15'6"

At max.

Two bay stable block.

Surrounding lands extending to circa 5 acres.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

IMPORTANT NOTE TO ALL PURCHASERS:

We have not tested any of the systems or appliances at this property.

Relying on a mortgage to finance your new home?

If so, then talk with Fiona Hannah at The Mortgage Shop Ballyclare. This is a free, no obligation service, so why not contact us and make the most of a specialist whole of market mortgage broker with access to over 3,000 mortgages from 50 lenders by talking to one person. You Talk. We Listen. Your home may be repossessed if you do not keep up with repayments on your mortgage.

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Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

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