

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 £185,000

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 an 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

Front door into:-

ENTRANCE PORCH

Half painted panelled walls. Entrance door into Hallway.

LIVING ROOM 14'3" x 14'0"

At max. Solid fuel 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. Twin glass display cabinets.

LOUNGE 15'3" x 14'7"

Attractive period style fireplace with ornate tiled inset and wooden over mantle. Service door into:-

ATTACHED OUTBUILDINGS 32'7" x 16'8"

Approx.

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 16'0" x 11'0"

Period style fireplace with ornate tiled inset.

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

BEDROOM 2 10'8" x 8'9"

WHITE BATHROOM SUITE

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" approx

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.



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