

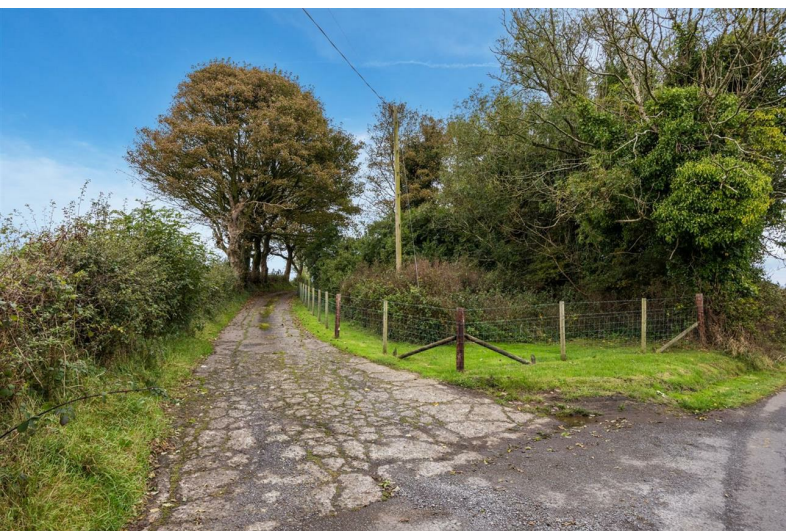


Building Site c.150m North Of 87 Ballycraigy Road, (Accessed off Croyelhill Road), Newtownabbey, BT36 4SX

- Land and Building Site (c.1.3 acres)
- Detached Family Home (c.2,000 sq ft)
- Open Plan Living / Dining / Kitchen
- Family Bathroom
- Services Nearby
- Full Planning Permission
- Four Bedroom; Three En Suite
- Utility Room
- Plans And Maps Available On Request
- Well Sought After Location

Offers Over £150,000

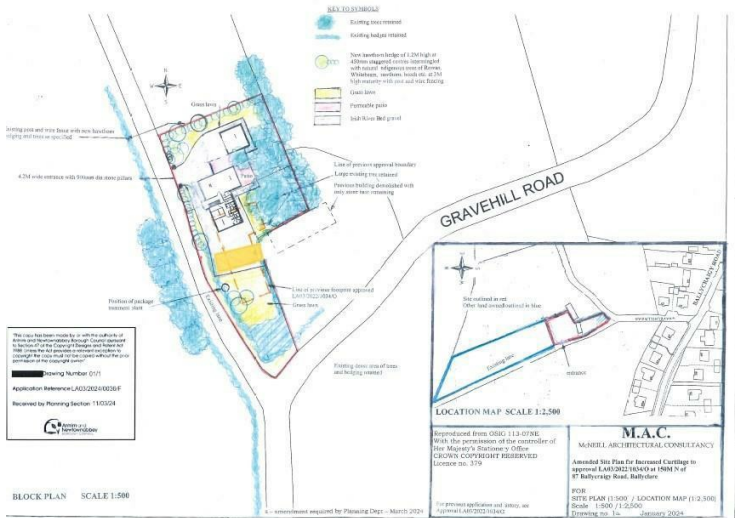
EPC Rating

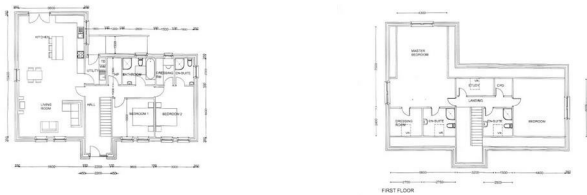


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PROPERTY DESCRIPTION





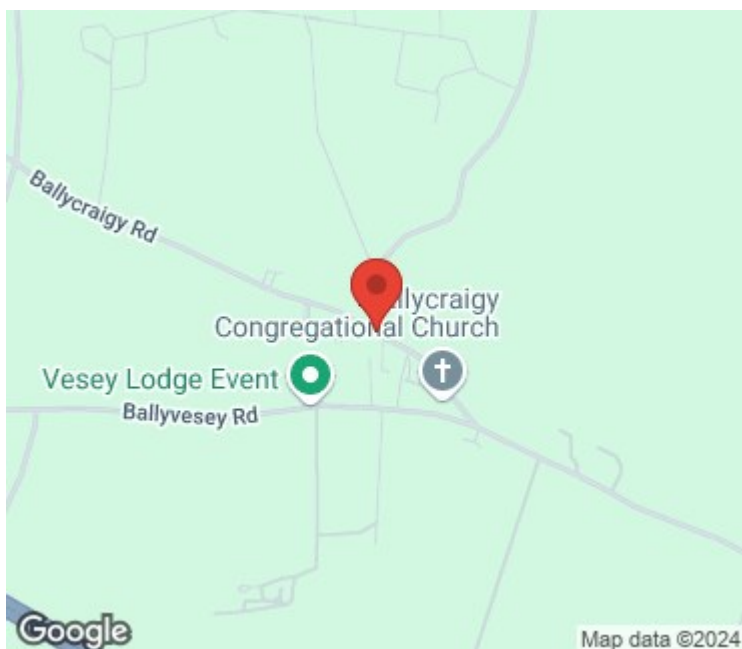
Opportunity to purchase land and mature building site extending to c.1.3 acres (total), benefiting from full planning permission (LA03/2024/0036/F) for a single dwelling with matching detached double garage, enjoying rural views, located off the Gravelhill Road, Newtownabbey, in close proximity to main commuter networks, Belfast International Airport, Antrim Area Hospital and surrounding towns/villages.

The property extends to c.2,000 sq ft, plus double garage (c.390 sq ft), with accommodation comprising entrance hall, open plan lounge through kitchen/dining room, utility room, four well-proportioned bedrooms, to include three with en suite facilities, and separate family bathroom.

Copy of planning permission and maps available upon request.

For further information or to arrange a viewing please contact Colin Graham Residential.

Early interest highly recommended to avoid disappointment.



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	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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