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TO LET

# 31 Ballynafie Road, Ahoghill, Ballymena, BT42 1LF

Newly Refurbished 4 Bed Detached House set on a Mature Site (Unfurnished)

# LOCATION

The subject property is located on the Ballynafie Road c. 0.5 miles from the centre of Ahoghill Village.

The subject site is situated c. 2.6 miles from Ahoghill Village Centre and c. 4.2 miles from Ballymena.

Ahoghill is an attractive village with a population of 3,537 according to the 2021 Census. The village hosts several independent retailers and has a range of amenities including a medical practice, pharmacy, gym and two primary schools.

# DESCRIPTION

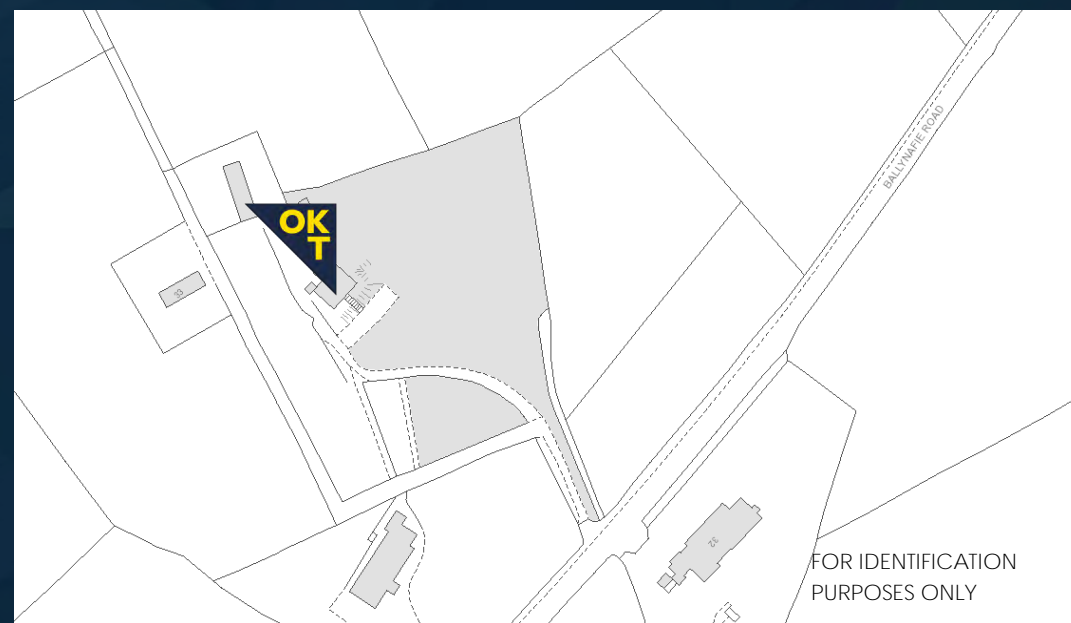
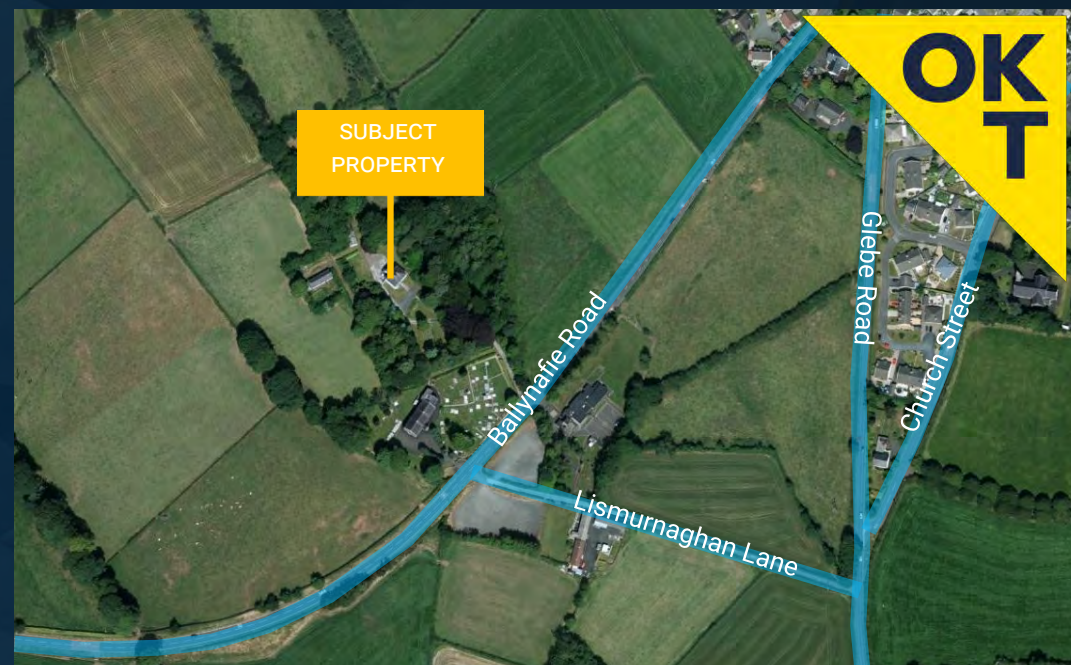
The subject comprises an impressive detached former parochial house which has recently undergone refurbishment. On the ground floor there are three reception rooms, kitchen with newly installed shaker style cabinets, utility room and WC.

On the first floor there are four bedrooms (one with ensuite shower room) and a family bathroom.

Externally a long private driveway leads to house with parking to the front and rear and with mature gardens surrounding the property.

# ACCOMMODATION

| DESCRIPTION                | AREA (SQ M)        | AREA (SQ FT)       |
|----------------------------|--------------------|--------------------|
| <b>GROUND FLOOR</b>        |                    |                    |
| Hall                       | c. 16 sq m         | 170 sq ft          |
| Living Room                | c. 23 sq m         | 246 sq ft          |
| Dining Room                | c. 14 sq m         | 152 sq ft          |
| Morning Room               | c. 16 sq m         | 170 sq ft          |
| Study                      | c. 12 sq m         | 125 sq ft          |
| Kitchen                    | c. 8 sq m          | 85 sq ft           |
| Utility Room               | c. 5 sq m          | 54 sq ft           |
| WC                         | -                  | -                  |
| <b>FIRST FLOOR</b>         |                    |                    |
| Bedroom 1                  | c. 15 sq m         | 160 sq ft          |
| En-Suite                   | -                  | -                  |
| Bedroom 2                  | c. 16 sq m         | 168 sq ft          |
| Bedroom 3                  | c. 15 sq m         | 160 sq ft          |
| Bedroom 4                  | c. 14 sq m         | 151 sq ft          |
| Bathroom                   | -                  | -                  |
| <b>TOTAL ACCOMMODATION</b> | <b>c. 154 sq m</b> | <b>1,641 sq ft</b> |



## Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

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# LEASE DETAILS

RENT: Price on Application  
TERM: Negotiable  
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

# EPC CERTIFICATE

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 39 E    | 45 E      |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

*To be confirmed*



## FURTHER INFORMATION

For further information / viewing arrangements please contact:

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## O'CONNOR KENNEDY TURTLE

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