

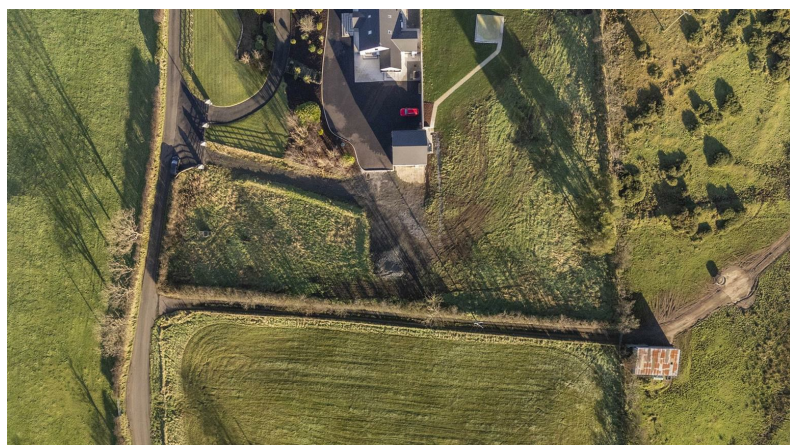


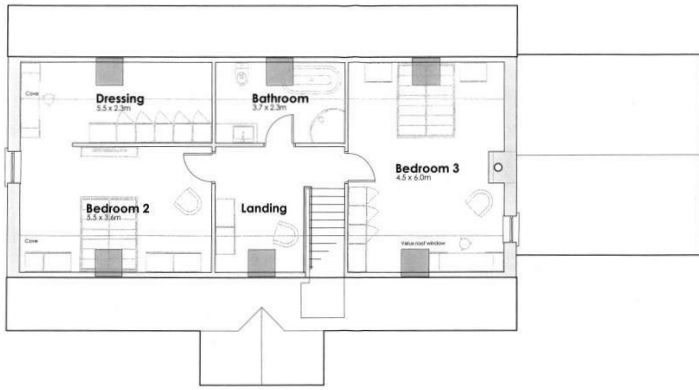
Building Site 50m West Of 36 Aughnabrack Road, Ballyutoag, Delfest, BT14 9SD

- Exceptional Building Site
- Additional Land Available Via Separate Negotiation
- Single Detached Dwelling
- Convenient Location
- Further Maps And Information Available Upon Request
- c.0.5 Acres
- Outline Planning Permission
- Stunning, Elevated Rural Views
- Services Readily Available
- Early Interest Recommended

Offers Over £120,000

EPC Rating







**COLIN
GRAHAM
RESIDENTIAL**
...WE SELL BUILDING SITES



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...WE DO MORTGAGES

Opportunity to purchase an exceptional c.0.5 acre building site, benefiting from outline planning permission for a single detached dwelling, enjoying stunning, elevated rural views, located off Lylehill Road, Belfast, within close proximity to main commuter networks and Belfast city centre.

Land option (to rear), available via separate negotiation.

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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