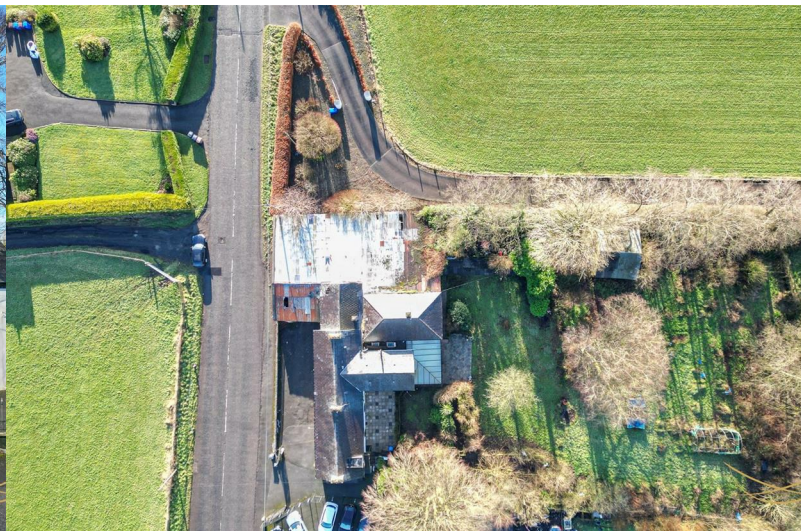




## 130 Ballymena Road

Doagh, Ballyclare, BT39 0TN

Offers in the region of £195,000







Nest Estate Agents are delighted to present 130 Ballymena Road to the market. This remarkable property, over 100 years old, offers a unique opportunity for those seeking a restoration project or development venture. With its timeless character and charm, the building provides the perfect canvas for creating a stunning, modern dwelling while preserving its historical appeal.

Located just 2 miles from Doagh and 2.5 miles from the village of Parkgate, the property is conveniently situated to local schools and amenities. Additionally, if your requirement is an abundance of living and outdoor space then this is the property for you. With accommodation extending to an impressive 3750 square feet and expansive site of circa 0.7 acres, there is ample room available for a large or growing family.

Currently featuring four spacious bedrooms in the main house, and two further bedrooms in the annex, the potential for transformation is endless. Whether you're looking to restore the property to its former glory or explore other development possibilities, this is a rare and exciting opportunity not to be missed.

Furthermore, there is an opportunity to purchase c.3.5 acres of prime agricultural land with road frontage.

We anticipate a high level of interest so contact Nest on 02893438090 to arrange a viewing and avoid disappointment.

#### HALLWAY

6'6 x 3'5 (1.98m x 1.04m)

#### FAMILY ROOM

12'11 x 16'1 (3.94m x 4.90m)

Open fire.

#### LIVING ROOM

10'6 x 16'3 (3.20m x 4.95m)

Open fire.

#### SHOP

17'4 x 26'5 (5.28m x 8.05m)

Suspended ceiling.

#### FITTED KITCHEN

13'7 x 22'2 (4.14m x 6.76m)

Range of high and low level units. Vinyl floor. Wood panelled ceiling.

#### STORAGE

4'8 x 3'5 (1.42m x 1.04m)

#### UTILITY

17'11 x 4'9 (5.46m x 1.45m)

Tiled walls. Stainless steel sink unit.

#### SUNROOM

19'10 x 14'10 (6.05m x 4.52m)

Tiled floor. Access to rear garden.

#### DINING ROOM

16'8 x 13'2 (5.08m x 4.01m)

Open fire. Laminate wood floor.

#### REAR HALL

6'5 x 7'6 (1.96m x 2.29m)

#### TOILET

6'5 x 9 (1.96m x 2.74m)

#### KITCHEN

16'7 x 12'4 (5.05m x 3.76m)

Range of high and low level units.

#### FRONT UPSTAIRS

### BEDROOM 1

13'7 x 20'8 (4.14m x 6.30m)

Built in wardrobe and storage units.

### BEDROOM 4

10'3 x 12 (3.12m x 3.66m)

### BEDROOM 5

13'11 x 7'6 (4.24m x 2.29m)

### BEDROOM 6

9 x 8'5 (2.74m x 2.57m)

Feature fireplace.

### BATHROOM

8'5 x 8'5 (2.57m x 2.57m)

Three piece suite. Tiled walls.

### LANDING

18'2 x 5'6 (5.54m x 1.68m)

### REAR UPSTAIRS

### BEDROOM 2

16'9 x 13'2 (5.11m x 4.01m)

### STORAGE

7'9 x 1'6 (2.36m x 0.46m)

### BEDROOM 3

15'8 x 8'5 (4.78m x 2.57m)

### STORAGE

2'4 x 4'10 (0.71m x 1.47m)

### BATHROOM

12'5 x 7'10 (3.78m x 2.39m)

Four piece suite. Tiled walls. Wood panelled ceiling.

### LANDING

6'6 x 7'10 (1.98m x 2.39m)

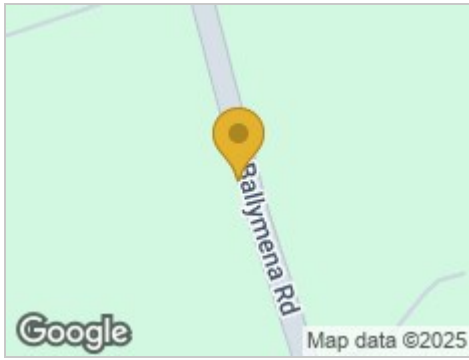
The property further benefits from an Esse oil fired range and back boiler providing heat and hot water. Mix of pvc and hard-wood double glazing throughout the property.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.





### Road Map



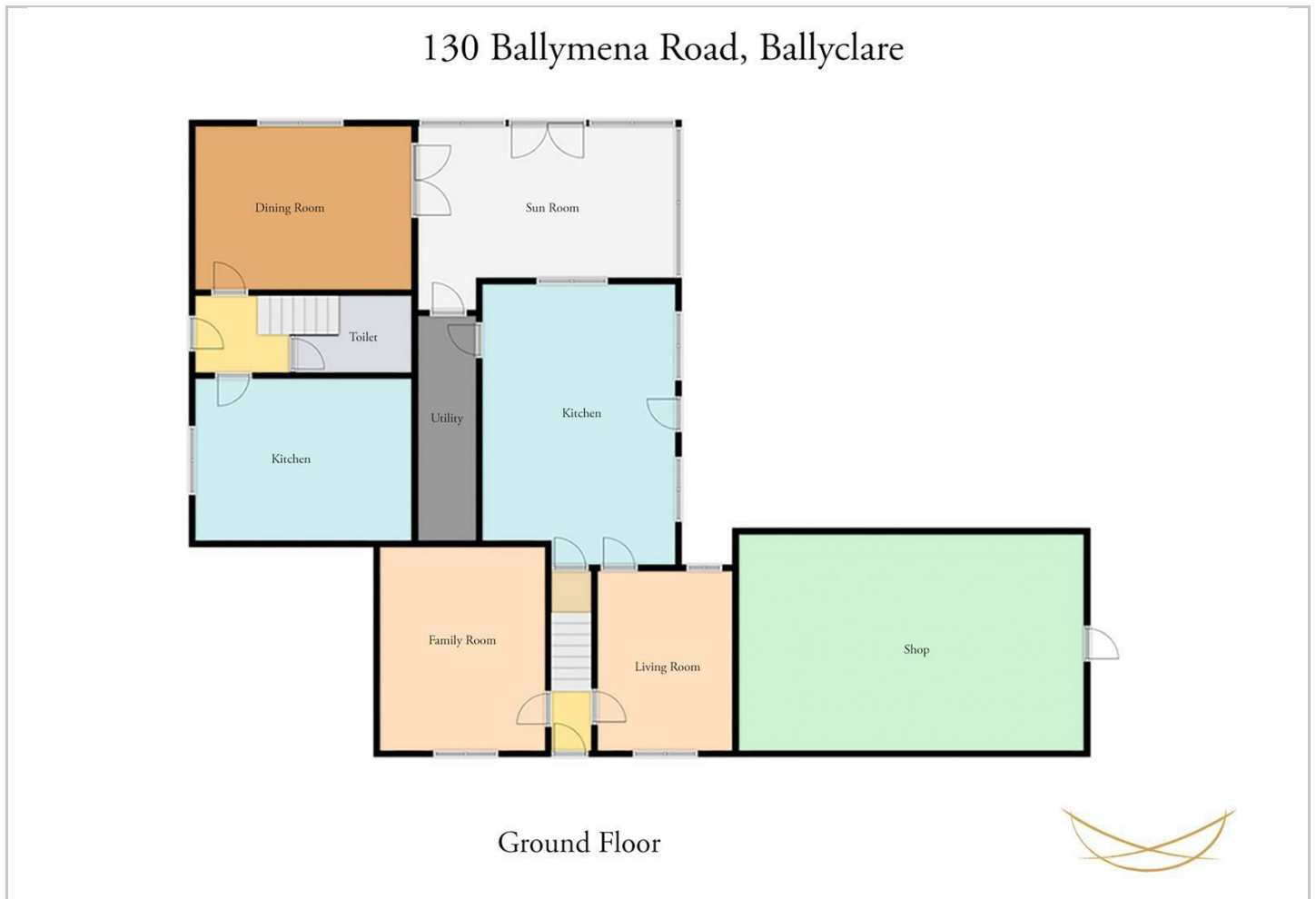
### Hybrid Map



### Terrain Map



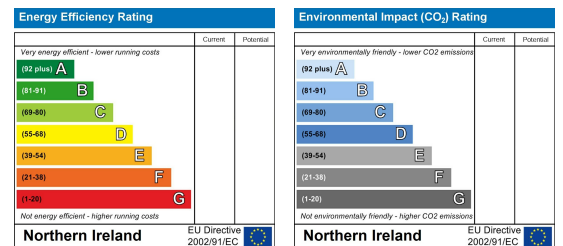
### Floor Plan



### Viewing

Please contact our Nest Estate Agents Office on 02893438090 if you wish to arrange a viewing appointment for this property or require further information.

### Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.