



**Brian
Todd**
.co.uk

4 Craigadoo Lane, Deerfin Road, Ballymena, BT42 4HS

Guide Price £325,000

FEATURES

- **DETACHED RESIDENCE SET IN A TRANQUIL RURAL SETTING C. 4.5 ACRES**
- **OIL FIRED CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**
- **TWO RECEPTION ROOMS**
- **SUPERB COUNTRY STYLE FITTED KITCHEN - INTEGRATED APPLIANCES**
- **DOWNSTAIRS GUEST SHOWER ROOM**
- **SEPARATE UTILITY ROOM**
- **THREE BEDROOMS**
- **STORE ROOM**
- **MODERN FAMILY BATHROOM**
- **MATURE LANDSCAPED GARDENS IN LAWN**
- **BARN, STABLES AND OUTBUILDINGS**
- **STUNNING RURAL VIEWS**
- **TRANQUIL LOCATION – WITH MEADOW AND STREAM**
- **ACCESS VIA A SHARED AND PRIVATE LANEWAY**
- **WITHIN EASY REACH OF BROUGHSHANE, BALLYMENA AND MOST MAJOR ARTERIAL ROAD NETWORKS**

For sale by Brian A Todd & Co Ltd via the iamsold Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit iamsoldni.com. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Affording stunning views to the surrounding countryside, it is a pleasure to offer for sale, this well presented and decorated detached residence, occupying a tranquil rural location and accessed via both a shared and private laneway.

Set within circa 4.5 acres of land, the property provides excellent living accommodation, which comprises of two reception rooms, superb country style fitted kitchen with integrated appliances, utility room, downstairs guest shower room, three bedrooms and modern family bathroom.

Externally, the property is surrounded by well tended grounds and mature landscaped gardens in lawn and benefits from an array of outbuildings including stables, two storey barn and workshop.

Providing easy access to both Broughshane and Ballymena, the property is close to all other main arterial road networks.

This excellent property is sure to attract much interest, viewing of which is highly recommended and is strictly by appointment only through Agents.

Auctioneers Comments:

This property is for sale under Traditional Auction terms. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

With this auction method, an immediate exchange of contracts takes place with completion of the purchase required to take place within 28 days from the date of exchange of contracts.

The buyer is also required to make a payment of a non-refundable, part payment 10% Contract Deposit to a minimum of £6,000.00.

In addition to their Contract Deposit, the Buyer must pay an Administration Fee to the Auctioneer of 1.80% of the final agreed sale price including VAT, subject to a minimum of £2,400.00 including VAT for conducting the auction.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

Terms and conditions apply to the traditional auction method and you are required to check the Buyer Information Pack for any special terms and conditions associated with this lot.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE PORCH: Floor tiling.

LOUNGE: A well presented room, with solid wood flooring, high mantle fireplace and beamed ceiling.

DINING ROOM: Feature stove, which heats the water. Wood flooring and spot lighting. Again, an impressive well presented room.

KITCHEN: An impressive country style fitted kitchen complete with island consol. Integrated electric hob, double oven, extractor fan and dishwasher. One and half bowled stainless steel sink unit. Spot lighting. Ceiling window for extra natural light. Patio doors leading to garden.

UTILITY ROOM: Fitted sink. Plumbed for automatic washing machine.

SHOWER ROOM: White suite incorporating W.C., wash hand basin and shower cubicle.

First Floor

BEDROOM (1): With feature patio doors.

WALK IN STORE:

BEDROOM (2):

BEDROOM (3):

BATHROOM: Modern white suite incorporating push button W.C., pedestal wash hand basin and panelled bath with shower attachment. Tiling.

Outside

GARDENS: Mature, landscaped gardens in lawn.

THE BARN: Ground Floor: Comprises of a store/workshop/sink and boiler.

First Floor: Comprises of a store room which is currently used as a gym.

WORKSHOP:

STABLES:

OUTBUILDINGS: Dog Run and Poultry Coup.





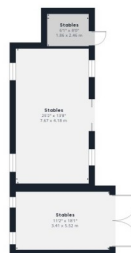
Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3



Floor 0 Building 4

Approximate total area⁽¹⁾

3491.81 ft²
324.4 m²

Reduced headroom

55.66 ft²
5.17 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		52 E
21-38	F	28 F	
1-20	G		



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These particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease. Whilst due care and diligence is taken in compiling this information, we can give no guarantee as to the accuracy thereof and enquirers are recommended to make further enquiries which they think necessary. Neither the vendor, Brian A.Todd & Co., nor any person employed by Brian A. Todd & Co. has any authority to make or give any representation or warranty whatsoever in relation to this property. All measurements are given in feet and inches and are approximate. We have not tested nor inspected any appliances, services or fixtures and fittings in relation to this property.

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