

028 **9756 8300**

Estate Agent of the Year
Northern Ireland 2016

Tim Martin
TimMartin.co.uk

CELEBRATING **30 YEARS** IN BUSINESS



**85 Crawfordstown Road, Drumaness,
Ballynahinch, BT24 8NA**

OFFERS
AROUND

£250,000

A compact small holding extending to 23 acres with substantial two storied farmhouse in need of extensive renovation and compact range of semi derelict traditional stone outbuildings and a more modern hayshed.

The property situated convenient to the village provides a fine opportunity to acquire a property in a pleasing private area surrounded by its own grounds.

The lands enjoy good frontage to the country road and include a low lying area ideal for wildlife which could be improved if desired.

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ENTRANCE HALL Quarry tiled floor; telephone connection point.

DINING ROOM 5.28m (17'4) x 4.47m (14'8)

Marbled Slate fireplace; corniced ceiling.

SITTING ROOM 5.23m (17'2) x 3.23m (10'7)

Tiled fireplace; PVC tiled floor.

KITCHEN 6.05m (19'10) x 3.02m (9'11)

Double drainer stainless steel sink with mixer taps; range of fitted cupboards; Esse oil fired range; tiled floor. Pine furnished staircase to first floor.

LANDING Hotpress with copper cylinder.

BEDROOM 1 3.38m (11'1) x 3.28m (10'9)

Painted tongue and groove ceiling.

BEDROOM 2 4.88m (16'0) x 3.02m (9'11)

Painted tongue and groove ceiling.

BEDROOM 3 3.35m (11'0) x 2.06m (6'9)

Painted tongue and groove ceiling.

BEDROOM 4 4.93m (16'2) x 2.21m (7'3)

Marbled slate fireplace; painted tongue and groove ceiling.

WC Separate white low flush wc; ½ tiled walls.

BATHROOM

White suite comprising panel bath; pedestal wash hand basin; built in cupboard; ½ tiled walls.

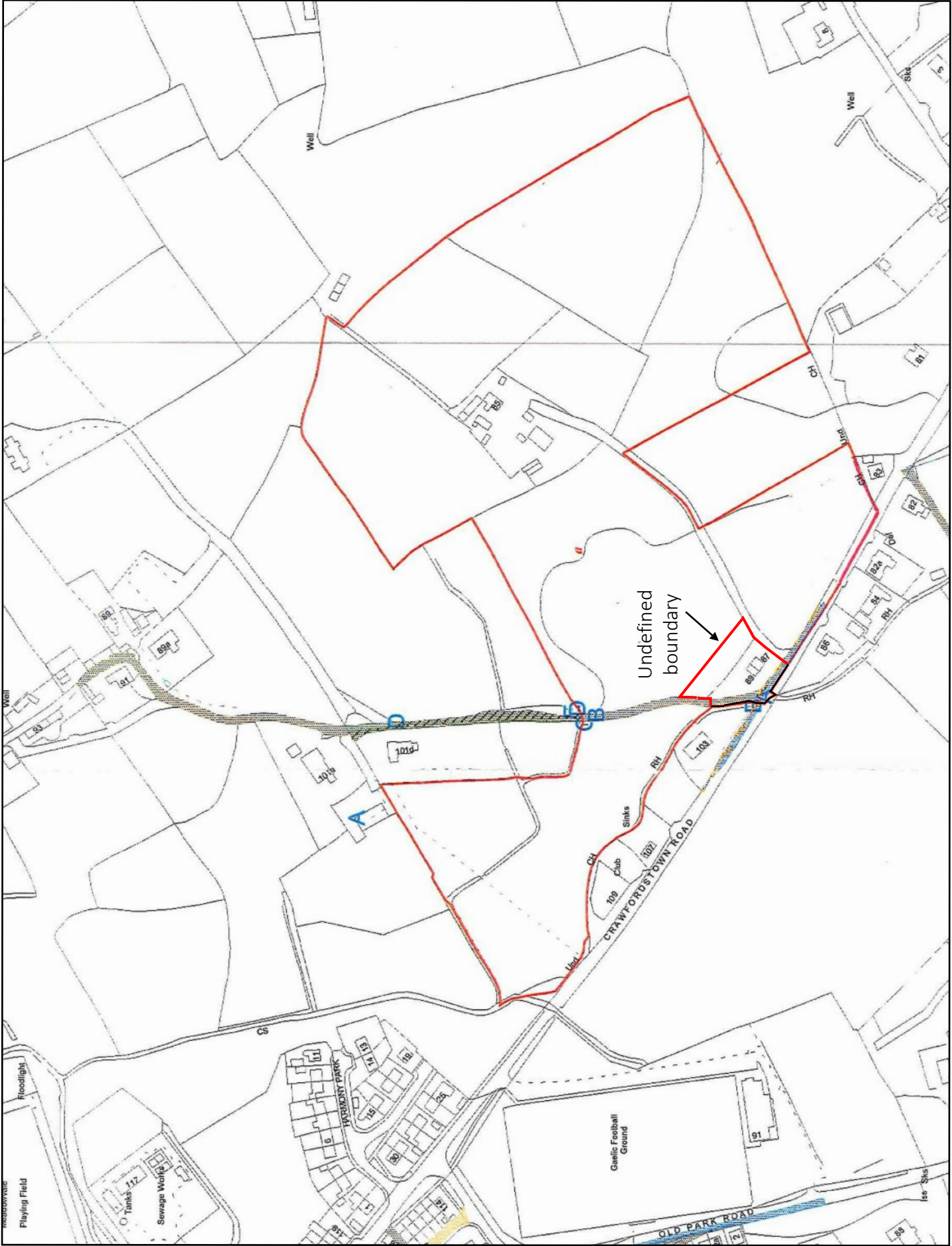
OUTSIDE Gravelled and concrete yard, partially enclosed with range of random stone derelict outbuildings.

THREE BAY HAYSHED

AGRICULTURAL LANDS

Currently laid down to grass surrounding the property and yard. Enjoying good frontage to the country road, the lands can be accessed off the approached laneway and a second laneway. The lands are subdivided into convenient sized fields.

CAPITAL / RATEABLE VALUE £112,000. Rates Payable = £948.30 per annum (approx)





VIEWING

By Appointment with Agent



HOW MUCH IS YOUR HOUSE WORTH?

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