



J. A. McClelland & Sons

Estate Agents • Auctioneers • Valuers • Rural & Land Agents

FOR SALE

**18 GROGGAN ROAD
GROGGAN
RANDALSTOWN**



A COMPACT HOLDING EXTENDING TO c. 18.79 ACRES TOGETHER WITH A WELL MAINTAINED THREE BEDROOM BUNGALOW & RANGE OF FARM BUILDINGS WITH EXCELLENT VIEWS OVER THE SURROUNDING COUNTRYSIDE

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A compact holding extending to circa 18.79 acres with a traditional cottage style bungalow comprising two reception rooms, large kitchen with living area, three bedrooms and family bathroom. The property occupies an elevated site with excellent views over the surrounding countryside.

Outside, the property has a mature and spacious garden together with a range of traditional farm steading to include a slatted cattle house, piggeries and former poultry housing. The lands surround the dwelling and are all laid to grass at present with frontage to the Groggan Road.

PRICE: O.I.R.O. £250,000

VIEWING: By appointment

Accommodation

ENTRANCE PORCH:- With hardwood front door and uPVC double glazed window.

SITTING ROOM: 15'9 x 13'7

Open fire with stone feature surround, double radiator and television point.

DINING ROOM 14'9 x 15'

With double radiator.

KITCHEN: 31'10 x 12'

A spacious room with range of high and low level units, built in oven, integrated hob, stainless steel sink and drainer unit, good space for casual dining and living area with open fireplace.

BEDROOM 1: 10'3 x 9' with double radiator.

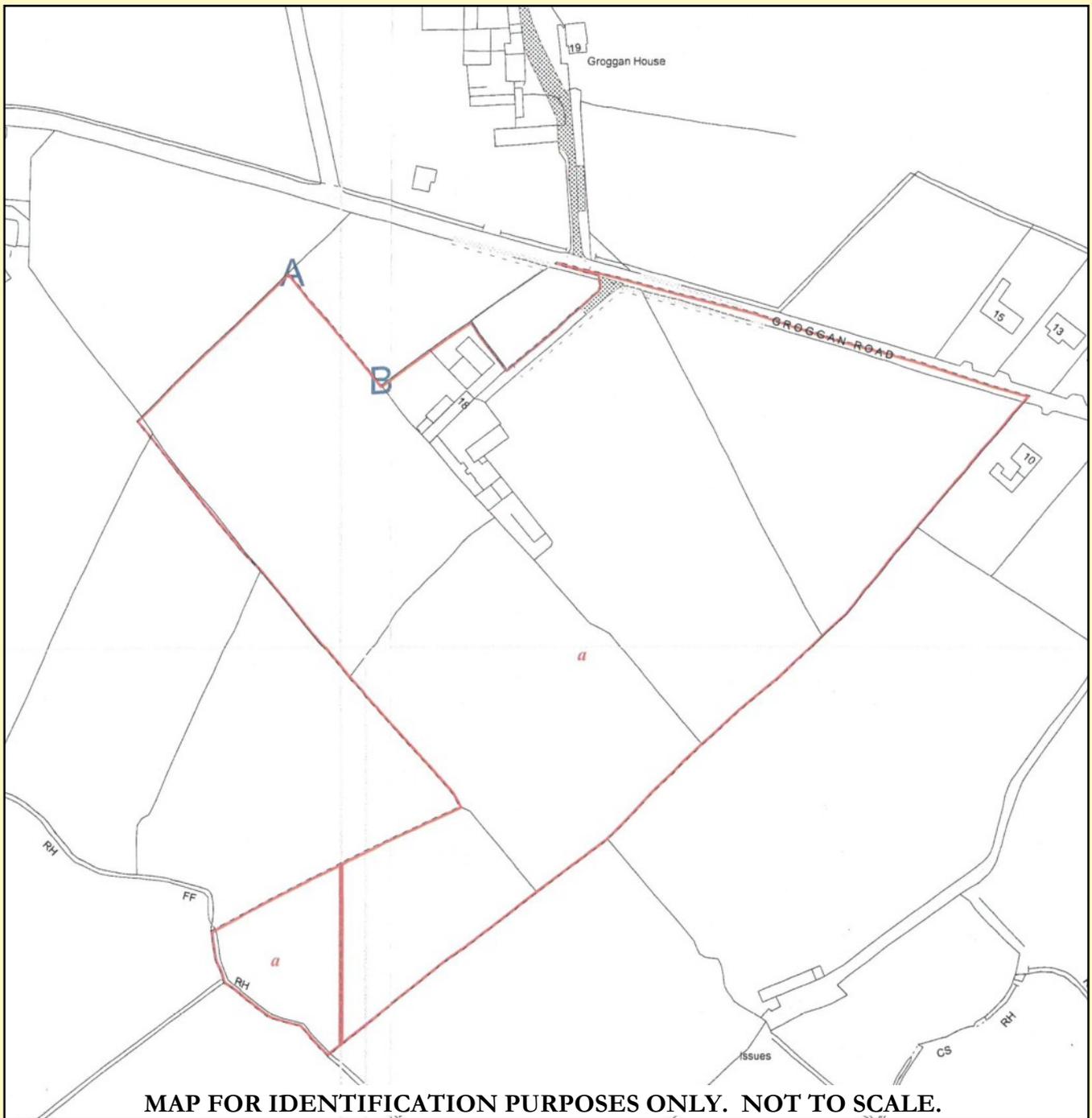
BEDROOM 2: 15'8 x 8' with double radiator.

BEDROOM 3: 15' x 10'9 with double radiator and modern suite of built-in wardrobes.

BATHROOM: with wash hand basin, wc, walk in shower and frosted uPVC window. (Walk-in hotpress off the hallway).

UTILITY ROOM: plumbed for washing machine, space for tumble dryer, stainless steel sink and drainer unit.

**uPVC DOUBLE GLAZED WINDOWS THROUGHOUT
OIL FIRED CENTRAL HEATING THROUGHOUT**



MAP FOR IDENTIFICATION PURPOSES ONLY. NOT TO SCALE.

Please note: - the vendors will erect a stock proof fence between points A and B identified on the above map.

Farmyard & Buildings

- PIGGERY: Block built shed divided into pens.
- FORMER HEN HOUSE
- 2 BAY CORRUGATED HAY SHED WITH LEAN TO
- SLATTED CATTLE HOUSE
- HANDLING YARD WITH RACE
- ROW OF TRADITIONAL FARM STEADING
- MAINS WATER SUPPLY

Land

The land is all under grass at present and is suitable for cutting and grazing, fields are accessible from the Groggan Road or from the farmyard and there is a mains water supply to several fields. No BPS entitlements are available for transfer.

ENERGY PERFORMANCE CERTIFICATE

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		
E 39-54	45	
F 21-38		
G 1-20		
Not energy efficient - higher running costs		
		57



Location: Located a short distance off the Portglenone Road at Groggan about 2 ½ miles from Randalstown and 8 ½ miles from Ballymena.



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