



J. A. McClelland & Sons

Estate Agents • Auctioneers • Valuers • Rural & Land Agents

FOR SALE
76 CARNCOME ROAD
CONNOR, BALLYMENA



**A DELIGHTFUL SMALLHOLDING WITH DETACHED
COTTAGE, RANGE OF FARM BUILDINGS & c. 27 ³/₄ ACRES**
(AVAILABLE IN ONE OR MORE LOTS)

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DETACHED COTTAGE IN NEED OF SOME MODERNISATION WITH ACCOMMODATION INCLUDING 3 BEDROOMS, LOUNGE, KITCHEN AND BATHROOM WITH 4 PIECE SUITE. EXTERNALLY, THERE IS OFF ROAD PARKING, STORAGE SHEDS AND AREAS SUITABLE FOR ESTABLISHING GENEROUS GARDENS.

LOT 1 - Cottage, outbuildings & c. 3.05 acres - O.I.R.O. £140,000

LOT 2 - c. 9.52 acres with farm buildings O.I.R.O. £100,000

LOT 3 - c. 5.14 acres separated from lot 2 by the Lislunna Rd - O.I.R.O. £50,000

LOT 4 - c. 10 acres with excellent road frontage to the Carncome Rd - O.I.R.O. £70,000

VIEWING: Strictly by appointment

ACCOMMODATION

ENTRANCE HALL:- Entrance via part frosted glazed wood front door, hot press, radiator, vinyl tiled floor.

LOUNGE:- 17'2 x 12'9 Double glazed windows to front and rear, tiled fireplace, radiator, fitted carpet.

KITCHEN:- 14'8 x 11'1 Part glazed wood door opening to rear porch, double glazed windows to rear, ceiling lights, stainless steel single drainer sink unit with mixer taps, wall and base units with work surface, space for electric cooker, extractor, plumbed for washing machine, space for fridge radiator, vinyl tiled floor.

REAR PORCH:- Part glazed stable door opening to rear, double glazed window to rear, built in cupboard, vinyl tiled floor.

BEDROOM 1:- 11'7 x 10'3 double glazed window to front, tiled fireplace, radiator, fitted carpet.

BEDROOM 2:- 12'3 x 9'8 Double glazed window to front, radiator, fitted carpet.

BEDROOM 3:- 12'1 x 7' Double glazed window to rear, radiator, fitted carpet.

BATHROOM:- Frosted double glazed window to side, 4 piece suite comprising panelled bath, shower cubicle, pedestal hand basin, LLWC, part tiled walls, radiator, vinyl tiled floor.

OUTSIDE

PARKING:- Concrete off road parking area at side.

GARDENS:- Areas suitable for establishing generous gardens at rear.



FARM BUILDINGS & LAND

There are a range of traditional farm buildings to include a cattle house and stores. The land is currently all under grass at present and fenced for stock, with excellent frontage to the Carncome Road and Maxwells Road. The lands are of mixed quality suitable for cutting and grazing and extend to c. 27 ³/₄ acres, available in suitable lots.

BASIC PAYMENT SCHEME

No BPS entitlements are available for transfer.

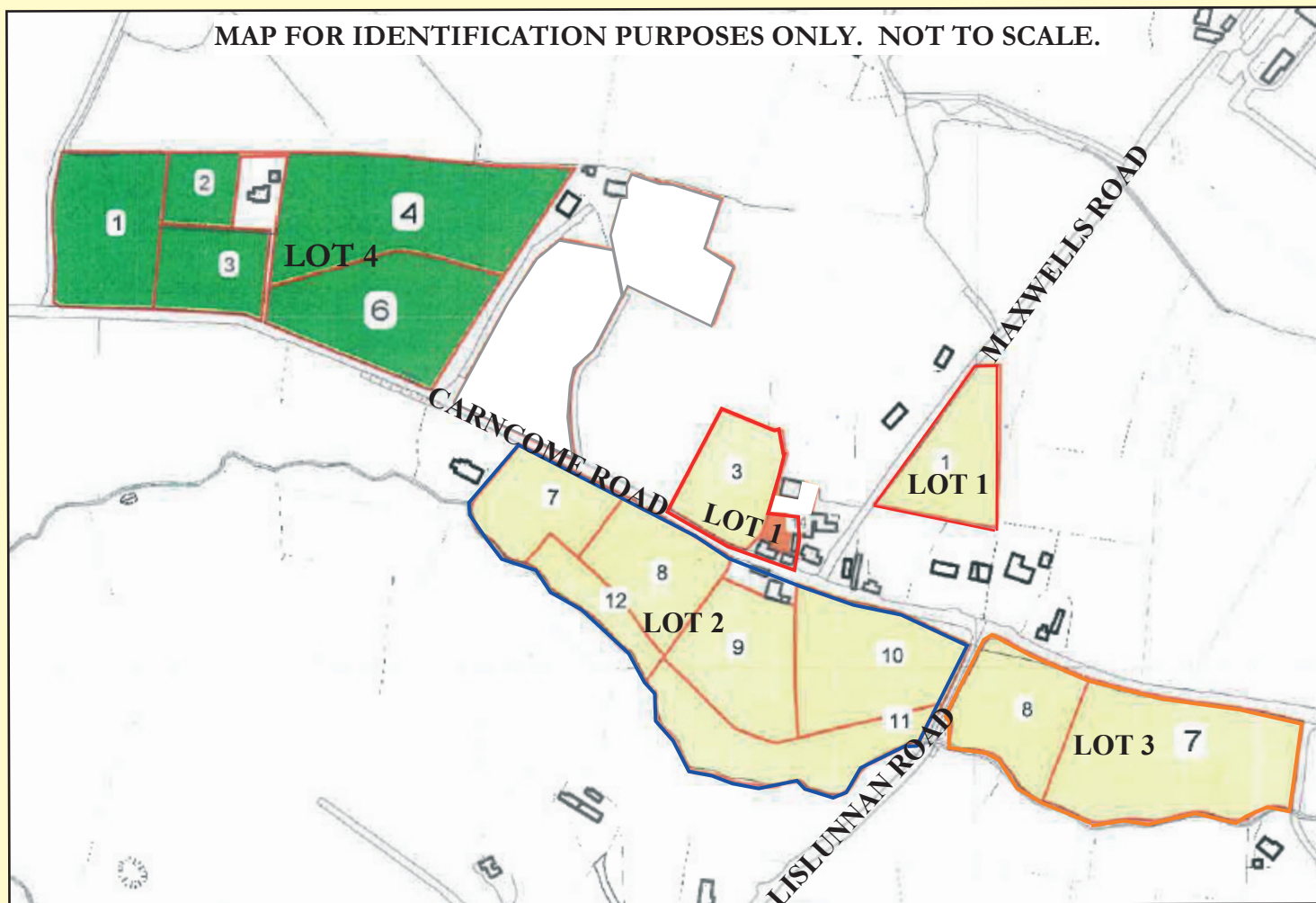
WATER

If the property is sold in lots prospective purchasers will be responsible to make their own water connection to each lot.

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		26 F
1-20	G	18 G	

MAP FOR IDENTIFICATION PURPOSES ONLY. NOT TO SCALE.



LOT 1

Field No.	Hectares	Acres
1	0.6	1.48
3	0.52	1.28
14	0.12	0.29

LOT 2

Field No.	Hectares	Acres
7	0.55	1.36
8	0.63	1.55
9	0.74	1.83
10	0.91	2.24
11	0.75	1.85
12	0.28	0.69

LOT 3

Field no.	Hectares	Acres
7	1.39	3.43
8	0.69	1.7

LOT 4

Field no.	Hectares	Acres
1	0.85	2.1
2	0.28	0.69
3	0.48	1.18
4	1.45	3.58
6	1.01	2.49



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2 Doagh Road, Ballyclare, BT39 9BH

Tel: 028 9335 2727 Fax: 028 9334 2447

Email: sales@jamcclelland.com

www.jamcclelland.com

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