



**J. A. McClelland & Sons**

Estate Agents • Auctioneers • Valuers • Rural & Land Agents

**FOR SALE**

**22 BELLAHILL ROAD  
BALLYCARRY  
CARRICKFERGUS**



**A DESIRABLE SMALLHOLDING WITH DETACHED  
RESIDENCE, RANGE OF OUTBUILDINGS, STABLES & c. 5.36  
ACRES OF GOOD AGRICULTURAL LAND**

**GUIDE PRICE: £250,000  
VIEWING: By appointment**

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### **Accommodation**

ENTRANCE HALL: 15'5 x 9'

With glazed entrance porch, white PVC front door and double radiator.

SITTING ROOM: 15'11 x 15'4

Spacious reception room with log burner, cornice, picture rail, wall lights, TV point and double radiator.

KITCHEN: 14'8 x 12'3

Traditional farmhouse kitchen with range of high and low level units, Belfast sink, double radiator, white PVC rear door and part tiled walls.

DOWNSTAIRS WC: 6'9 x 5'7

With wc, wash hand basin and single radiator.

UNDERSTAIRS STORAGE CUPBOARD

### **First floor accommodation**

BEDROOM 1: 13'6 x 16'3

Open fireplace with tiled hearth and surround, double radiator and built in robe.

BEDROOM 2: 16'8 x 13'3

Built in robe and double radiator.

BEDROOM 3: 13'4 x 6'7 with single radiator.

BATHROOM: Bath with Gainsborough SV800 shower unit over bath, wash hand basin and heated towel rail, wc in separate room adjoining.

OIL FIRED CENTRAL HEATING



OUTLINE PROVIDED FOR IDENTIFICATION PURPOSES ONLY. NOT DRAWN TO SCALE.



The residence requires renovation works carried out or may be suitable for a replacement dwelling, subject to the necessary planning permissions and consents being obtained.

### **Garden**

Mature gardens to the front and rear of the property.

### **Outbuildings**

GARAGE: 30' x 22'

Former piggery with some remaining pig pens, roller door and recently re-roofed.

STABLES: 46' x 15' ½

Four stables, re-roofed, water and electricity.

ROUND ROOF SHED: 29' x 18'

Two bay general purpose shed.

ROW OF TRADITIONAL STEADING:

Range of stone built outhouses adjacent to the main residence.

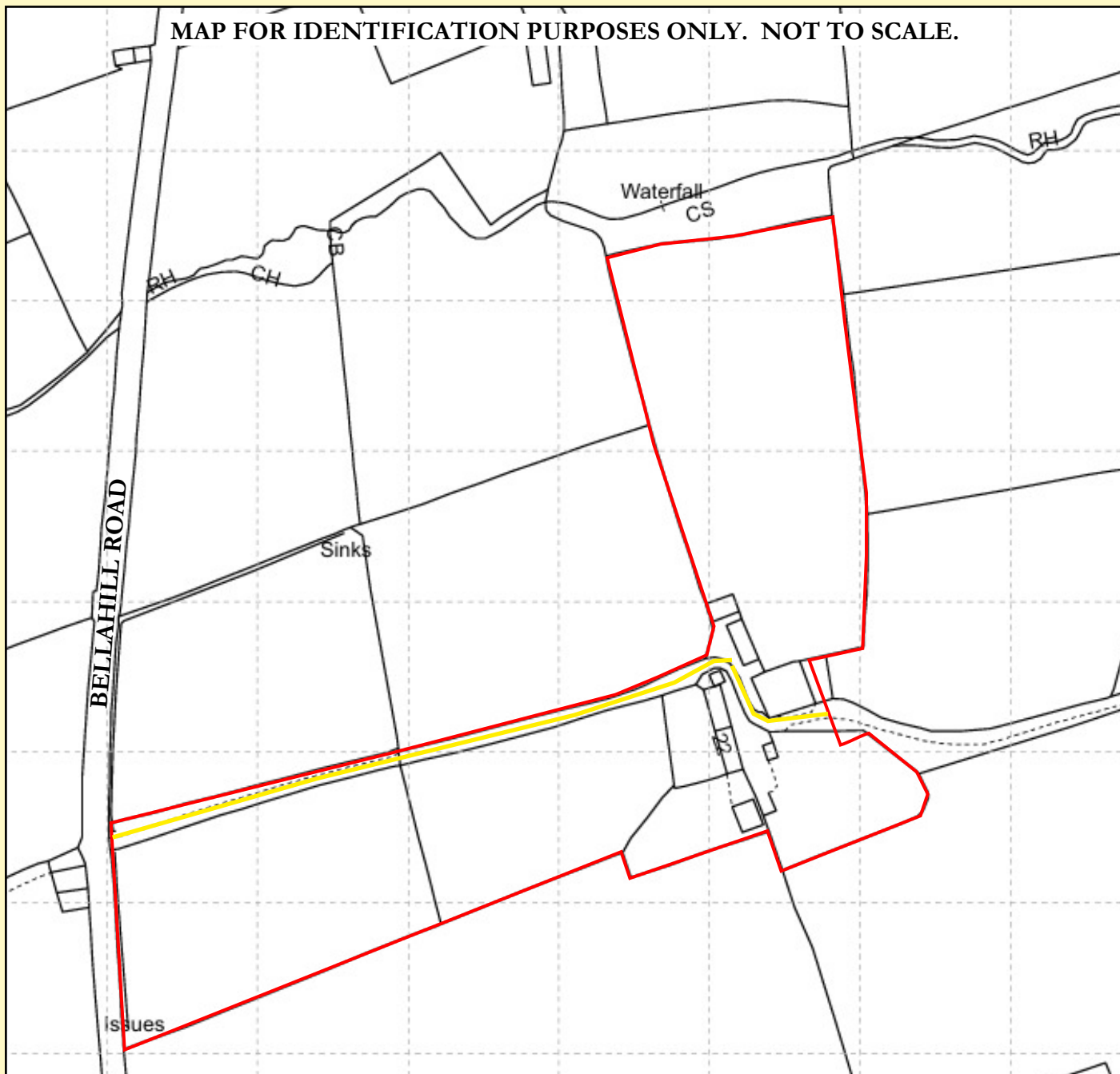
### **Land**

A compact parcel of land held in three fields, extending to circa 5.63 acres. The land is all under grass at present and suitable cutting and grazing.

### **Note**

The property is approached by a shared lane from the Bellahill Road which intersects the yard in favour of a third party. The property is serviced by a private septic tank. There is no Consent to Discharge in place and the vendor will not be providing one. The property will not be suitable for mortgage purposes.

MAP FOR IDENTIFICATION PURPOSES ONLY. NOT TO SCALE.



### Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E		
21-38	F	27 F	
1-20	G		



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Ballymena Livestock Market, Unit 1 Woodside Road,  
Ballymena, Co. Antrim BT42 4QJ

Tel: 028 2563 3470 Email: sales@jamcclelland.com

[www.jamcclelland.com](http://www.jamcclelland.com)

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