

**FOR SALE**

**153a Dunminning Road, Glarryford, Ballymena, BT44 9ET**

3 BED DETACHED BUNGALOW ON A SITE OF C. 0.6 ACRES

**Lisney**

COMMERCIAL REAL ESTATE



## FEATURES

Site of c. 0.6 acres

3 bedrooms

Detached Bungalow

Large, tree-lined front garden with tarmac driveway

Quiet countryside setting

### LOCATION

The subject property is located just 1 mile south of Glarryford, 7.5 miles from Ballymena and 21 miles from Antrim.

Glarryford is close to the A26 Frosses Road, a main dual carriageway, ideal for commuters traveling between Belfast, Antrim and Coleraine.

The subject property benefits from a rural location but within easy travel time to local towns.

### DESCRIPTION

The subject comprises a 3-bedroom detached bungalow with front and rear gardens totaling c. 0.6 acre. The dwelling is accessed via a long, gated driveway just off the Dunminning Road.

Internally the property consists of an entrance hall, living room, kitchen / dining room, 3no. bedrooms, bathroom and hotpress. The heating is oil fired central heating.

Externally the property comprises a generous front and rear garden laid in grass. The perimeter of the house is laid in paving slabs whilst the entire property is bounded by a combination of wooden fencing, trees and hedging.



HISTORIC PHOTO OF THE PROPERTY - OUTLINE FOR INDICATIVE PURPOSES ONLY



## ACCOMMODATION

Room	Area Sq. M	Area Sq. Ft.
Living Room	21	226
Kitchen	25	269
Bedroom 1	13	140
Bedroom 2	9	97
Bedroom 3	8	86
Bathroom	4	43
Hallway	13	140
<b>TOTAL</b>	<b>93</b>	<b>1,001</b>

## RATES PAYABLE

Capital Value:	£140,000
Rates Poundage 2023/24:	0.009671
Rates Payable:	£1,353.94



## LOCATION



## PRICE

£150,000 exclusive.

## VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT.

## STAMP DUTY

Stamp Duty will be the liability of the purchaser.

## EPC

Available upon request.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	39   E	
21-38	F	23   F	
1-20	G		

**PENDING**

## CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/uksi/2017/692/contents>. Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Lisney. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

# Lisney

COMMERCIAL REAL ESTATE

### For further information:

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Viewing Strictly by appointment with the sole selling agent Lisney.

### Lisney Commercial Real Estate

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