



**FOR SALE** Impressive Family Home with Development Potential Set on c. 0.31 acres  
**33 Rashee Road / Hillmount Avenue, Ballyclare BT39 9HS**

# LOCATION / DESCRIPTION

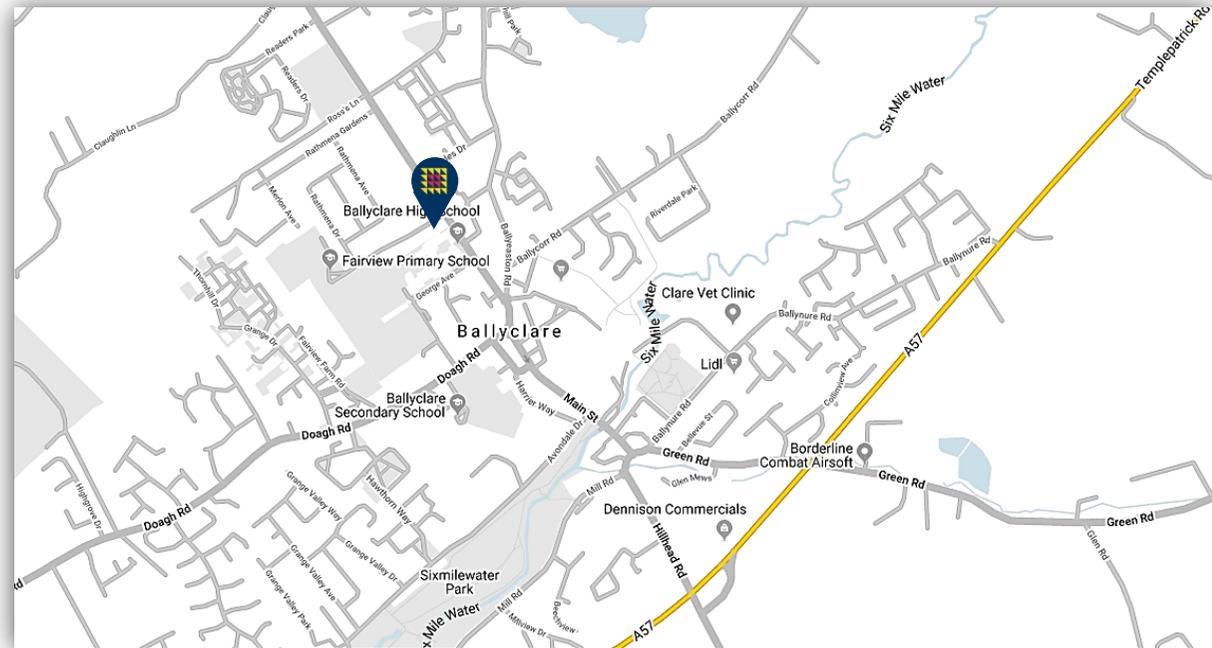
Ballyclare is the largest rural settlement within the rural Newtownabbey area and is a busy provincial market town. The town is located c. 16 miles north of Belfast, c. 11 miles from Antrim, c. 20 miles from Ballymena and c. 4 miles from the M2 motorway intersection at Templepatrick. Due to the town's close proximity to the M2 motorway it benefits from excellent transport links with the rest of the Province, the Belfast International Airport and the Port of Larne, which is a mere 15 minutes drive time away.

Ballyclare forms part of the Newtownabbey Council Area, which has a population of c. 85,000 persons. The town also supports a significant rural hinterland and has recently become a commuter belt to Belfast and Newtownabbey due to the enhanced transport links with the dualled A8.

The subject property is located on the corner of Rashee Road and Hillmount Avenue and is within close proximity to Ballyclare town centre.

The subject comprises a site extending to approximately 0.31 acres and consists of a 4 bed detached dwelling with integrated garage. The property would require refurbishment prior to occupation. Externally the property benefits from gardens to both the front, side and the rear.

The property may be suitable for a variety of alternative uses subject to any necessary planning / statutory consents.

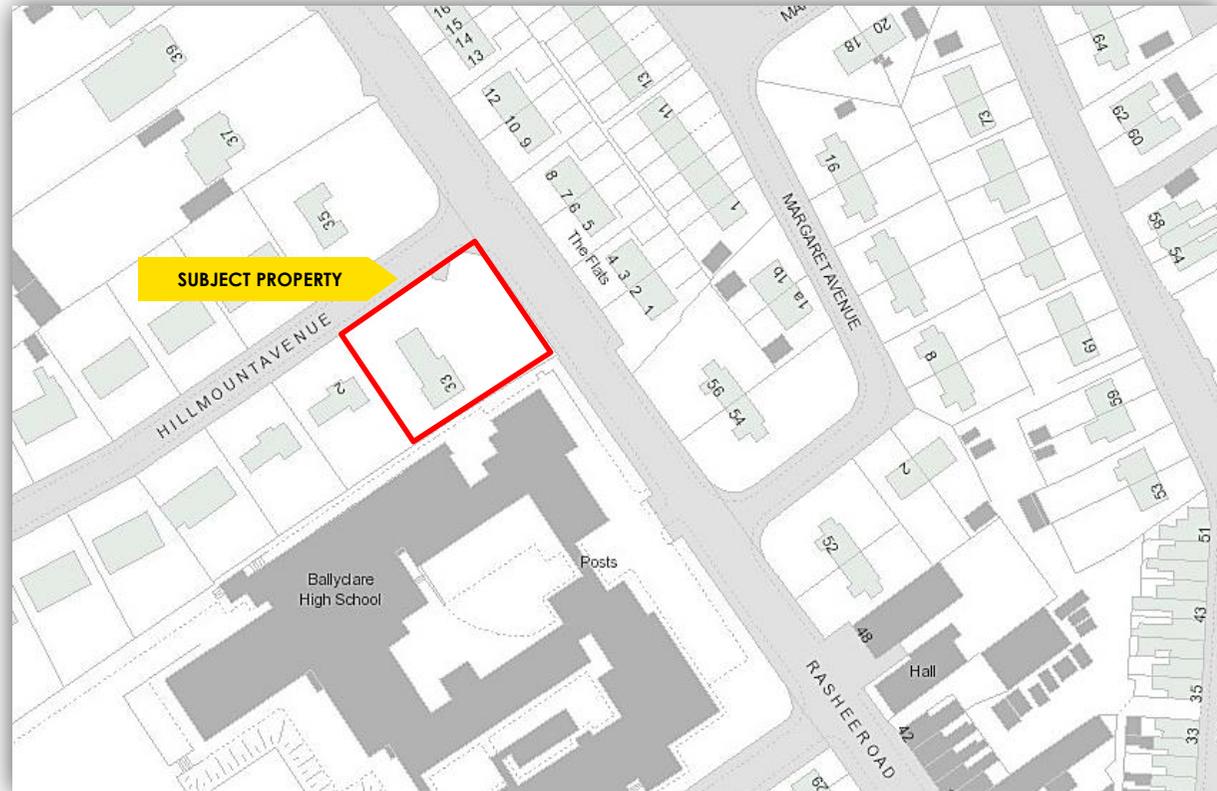


# ACCOMMODATION

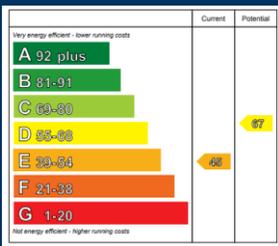
## DESCRIPTION

## AREAS

Living Room	10.49" x 17.06"
Kitchen	13.12" x 17.06"
Master Bedroom	13.12" x 10.82"
Bedroom 2	7.87" x 31.49"
Bedroom 3	7.87 x 7.21"
Bedroom 4	16.40" x 10.49"



# EPC





## SALES DETAILS

PRICE:  
TITLE:

Offers in excess of £250,000.  
Assumed Freehold.

## CAPITAL VALUE

We are advised by the Land and Property Service that the Capital Value of the subject is £170,000. The current rate in the pound for 2018 / 2019 is £0.007908.

## VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

## FURTHER DETAILS



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