

# 70 Carnalbanagh Road, Ballymena, BT44 0BS



- Extended Detached Farmhouse
- 2/3 Bedrooms
- 2 Receptions
- Detached Two Storey Barn With Outbuilding
- Single Storey Extension
- Site Area Extending To Circa 5 Acres
- Far Reaching Unspoilt Rural Views
- Cash Buyers Only
- Excellent Investment Opportunity
- Mostly PVC Double Glazed Windows / Oil Fired Central Heating

**PRICE Offers Around £185,000**



***\*CASH BUYERS ONLY\****

*Positioned on a small holding extending to circa 5 acres. This detached farmhouse requires modernisation and has been priced accordingly. Externally there are a number of outbuildings include two storey barn, twin stable block plus garage. This listing may well suit someone looking for an opportunity with land and outbuildings at a realistic price.*

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## ACCOMMODATION

### GROUND FLOOR

Front door into:-

### ENTRANCE PORCH

Half painted panelled walls. Entrance door into Hallway.

### LIVING ROOM 14'3" x 14'0"

At max. Solid fuel range.

### KITCHEN 12'3" x 9'3"

Fitted with a range of high and low level units. Single drainer stainless steel sink unit. Integrated oven and 4 ring hob. Twin glass display cabinets.

### LOUNGE 15'3" x 14'7"

Attractive period style fireplace with ornate tiled inset and wooden over mantle. Service door into:-

### ATTACHED OUTBUILDINGS 32'7" x 16'8"

Approx.

### UTILITY AREA 10'0" x 6'9"

Plumbed for washing machine.

### FURNISHED CLOAKROOM

Comprising pedestal wash hand basin and low flush w.c.

### FIRST FLOOR

### BEDROOM 1 16'0" x 11'0"

Period style fireplace with ornate tiled inset.

### ACCESS TO ADJOINING ROOM 10'9" x 6'6"

### BEDROOM 2 10'8" x 8'9"

### WHITE BATHROOM SUITE

Comprising pedestal wash hand basin, panelled bath with low flush w.c. PVC panelled walls and ceiling.

### OUTSIDE

Parking forecourt to front.

### TWO STOREY BARN 23'2" x 15'0" approx

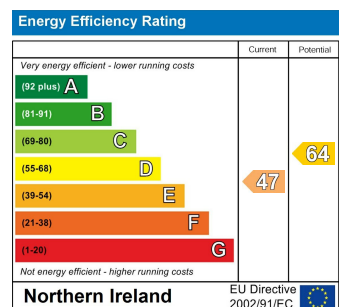
External stairwell to floored loft area over.

### ADJOINING GARAGE 23'2" x 15'6"

At max.

Two bay stable block.

Surrounding lands extending to circa 5 acres.



### IMPORTANT NOTE TO ALL PURCHASERS:

**We have not tested any of the systems or appliances at this property.**

  
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