



## 28 Ballycregg Road, Ballymena, BT42 3HP

Offers in the region of £370,000



Attractive farm holding.

Located on the immediate outskirts of Ballymena town, this attractive farm holding comprises a detached house of circa 1,200 sq ft, adjacent farmyard and circa 14.6 acres of agricultural land.

The dwelling house, although in need of cosmetic modernisation, appears to have been renovated to a good standard, and stands ready for someone to apply the finishing touches. Surrounded by the adjacent farmyard and the holdings agricultural land, this property offers an excellent degree of privacy, and with a little work, has to potential to be a truly outstanding home.

Viewing is strictly via prior arrangement with the agents, with early viewing recommended in order to avoid disappointment.



## Property Features

- Attractive farm holding
- Detached three bedroom dwelling house of circa 1,200 sq ft
- Circa 14.6 acres of agricultural land
- Farmyard with a small selection of out buildings adjacent to the dwelling house
- The dwelling house features the following:
- Two formal reception rooms
- Modern fitted kitchen
- Three well proportioned first floor bedrooms
- Family bathroom
- PVC double glazing / oil fired heating system

## Accommodation

(Dimensions and Areas are approximate)

### Ground Floor

#### Entrance Hall

PVC front door.  
Tiled floor.

#### Living Room 18'10" x 11'10" (max) (5.75 x 3.63 (max))

Multi fuel stove set on a polished granite hearth.  
Tiled floor.

#### Sitting Room 15'0" x 10'11" (max) (4.59 x 3.35 (max))

Open fire in an Adam style fireplace surround with a granite hearth.  
Tiled floor.

#### Kitchen 15'1" x 7'4" (4.61 x 2.24)

Contemporary kitchen, fitted with a range of eye and low level units. Laminate work surfaces with matching up stands. Space for cooker with extractor canopy over. Space for eye level oven. Plumbed for washing machine and space for fridge/freezer.  
Tiled floor.

PVC Back door.

Under stairs storage cupboard.

### First Floor

#### Landing

Wood laminate flooring.  
Built in hot press.

#### Bedroom 1 10'7" x 11'10" (max) (3.24 x 3.63 (max))

Wood laminate flooring.





**Bedroom 2 11'10" x 8'11" (3.62 x 2.73)**

Wood laminate flooring.

**Bedroom 3 15'1" x 9'6" (max) (4.61 x 2.91 (max))**

Wood laminate flooring.

**Bathroom 8'9" x 7'7" (2.67 x 2.33)**

Modern bathroom suite including a large shower cubicle with electric shower, wash hand basin, LFWC and fitted vanity units. PVC splashback areas.

**Outside**

**Garage**

**Farmyard and gardens**

The dwelling house enjoys a site of circa 1.1 acres, which is comprised of a farmyard and garden areas (outlined in blue on the attached map).

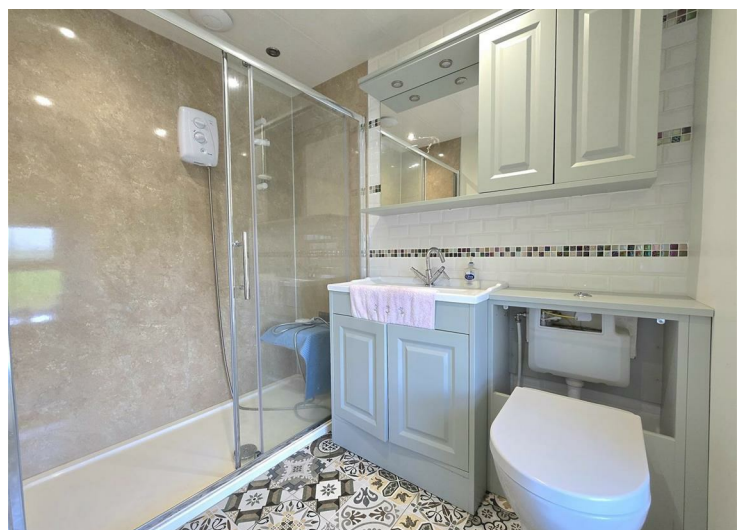
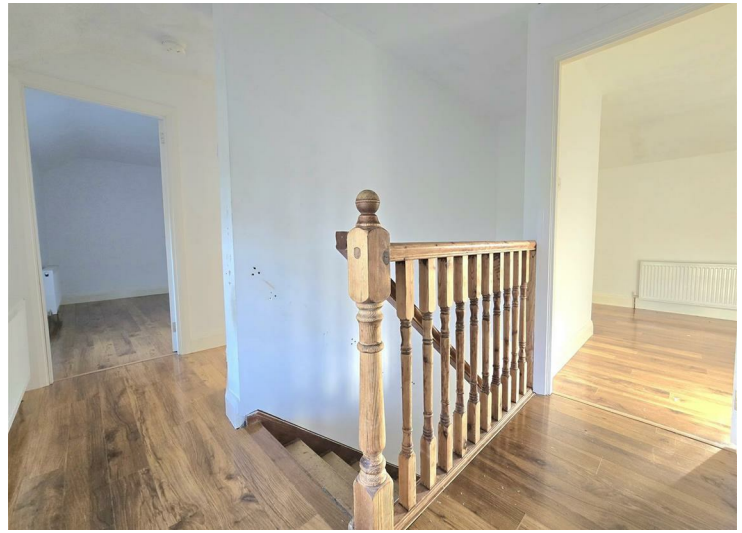
The farmyard extends to the front and side of the property and has a small selection of agricultural stores and outbuildings. Please note these outbuildings are in need of repair/renovation.

Access to the property is via a shared concrete laneway, accessed from the Ballycregg Road.

Access to the agricultural land is via the laneway and the grounds of the property.

**Agricultural Land**

The holding includes circa 14.6 acres of agricultural land, which wraps around the property, lending the dwelling house an excellent degree of privacy. The agricultural land is outlined in red on the attached map for reference purposes.



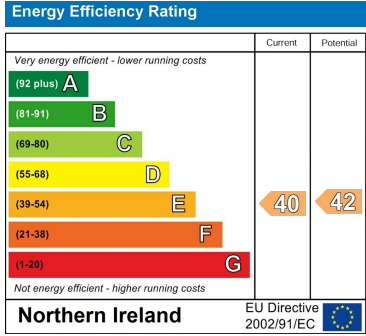




Area Map



Energy Efficiency Graph



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