

Lisney

FOR SALE:

Detached Two Storey House
Requiring Light Refurbishment

168 CUSHENDALL ROAD,
BALLYMENA, BT43 6UE



CONTACT

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Lisney
1st Floor Montgomery House
29-33 Montgomery Street
Belfast
BT1 4NX

DETAILS

- Four bedroom detached house
- On a substantial site of 0.44 acres
- Convenient location just 0.9 miles from Ballymena Town Centre
- Well kept, quiet residential area
- Large gardens to front, side and rear
- Requires light refurbishment

170 Cushendall Road is also on the market and may be bought separately or in conjunction with 168 as part of a development site sale.

LOCATION

The property is situated in Ballymena, a large town in County Antrim located 27 miles from Belfast and 11 miles from Antrim.

The town has a population of approximately 30,000 people.

The subject property is located just off the Cushendall Road Roundabout, on a quiet, tree lined access road off the main Cushendall Road.

DESCRIPTION

168 Cushendall Road comprises of a detached, four bedroom house with an extension and substantial front, side and rear gardens.

The site is 0.44 acres, is flat and is of a rectangular shape. The house has been vacant for a period and therefore would benefit from light refurbishment.



ACCOMMODATION

All measured areas at the widest point

GROUND FLOOR LEVEL

Entrance Hallway

Wooden laminate flooring with painted walls and ceilings. Offers access to the living room, lounge, kitchen and first floor.

Sitting room **3.41m x 4.07m**

Wooden laminate floor with part painted, part plastered walls and ceilings. Benefits from a large bay window and feature fireplace.

Lounge **3.35m x 4.20m**

Large lounge at front of the house with wooden laminate flooring and painted walls. Benefits from a feature fireplace and glass panelled double doors leading through to the dining room.

Kitchen *3.56m x 6.80m*

Large and spacious kitchen with tiled floor and part tiled, part painted walls. Maple coloured fitted kitchen with high and low level cupboards and cream coloured countertops. Includes existing dishwasher and tall fridge freezer.

Understairs Cupboard *0.70m x 1.24m*

Cloakroom *1.25m x 2.12m*

Cloakroom with wash hand basin.

GROUND FLOOR EXTENSION

The 'extension' consists of two additional rooms to the rear of the garage, previously detached from the main house however now connected by a corridor covered by corrugated plastic rooflights. The 'extension' can be accessed from the kitchen, the garage or via a back door into the corridor.

Former hair salon *4.30m x 4.96m*

Large room at rear of garage formerly used as a hair salon. Wooden laminate flooring with painted walls and ceilings. Benefits from additional wall sockets and water supplies.

Store Room/Kitchen *2.30m x 2.35m*

Store room /kitchen accessed off the former hair salon. Benefits from a small fitted kitchen with high level shelving.

Garage *5.60m x 4.40m*

One car garage.



Former Hair Salon



Dining Room & Lounge

FIRST FLOOR LEVEL

Landing

Bedroom 1 *4.06m x 4.94m*

Master bedroom at the rear of the house with painted walls and ceilings and carpeted floor. Includes an ensuite bathroom. Views over the rear garden.

Ensuite *1.70m x 1.85m*

Ensuite bathroom with part painted, part tiled walls and linoleum flooring, containing W.C., electric shower and wash hand basin.

Bedroom 2 **2.47m x 3.37m**

Double bedroom at the rear of the house with painted walls and ceilings and carpeted floor, overlooking the back garden.

Bedroom 3 **2.98m x 3.43m**

Well-proportioned double bedroom at front of the house. Painted walls and ceilings with carpeted floor.

Bedroom 4 **3.35m x 4.21m**

Well-proportioned double bedroom at front of house with part painted, part wallpapered walls and carpeted floor.

Bathroom **3.35m x 4.21m**

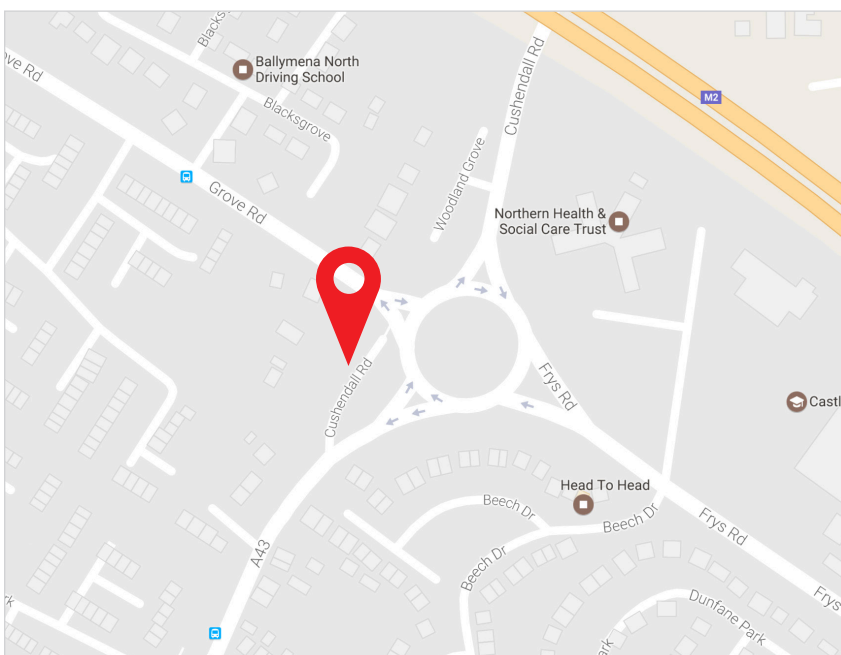
Main bathroom with modern corner bathtub, W.C. and double wash hand basins. Tiled floors and walls with spotlights.

Airing cupboard **2.44m x 1.20m**

Large, walk in airing cupboard with wooden shelving.

FEATURES

- Oil fired central heating
- Extensive site of 0.44 acres
- PVC windows and doors
- Convenient location close to Ballymena town centre, local amenities and schools

LOCATION**ENERGY PERFORMANCE**

This property has an energy efficiency rating of: F30

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		65
E 39-54		
F 21-38	30	
G 1-20		
Not energy efficient - higher running costs		

The full certificate can be made available upon request.

RATES

NAV	£200,000
Rates Payable (16/17)	£1,622 P.A.

STAMP DUTY

This will be the responsibility of the purchaser.

TITLE

We understand the property is held on a freehold basis.

ASKING PRICE

Offers invited in the region of £175,000

VAT

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

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