

Lisney

FOR SALE:

Detached Two Storey House
Requiring Light Refurbishment

170 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 0.29 acres
- Three reception rooms
- Large gardens with spacious yard to rear.
- Convenient location just 0.9 miles from Ballymena Town Centre
- Requires light refurbishment

168 Cushendall Road is also on the market and may be bought separately or in conjunction with 170 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

170 Cushendall Road comprises of a detached, four bedroom house with substantial front and rear gardens.

The site is 0.29 acres, is flat and is of rectangular shape. The house has been occupied until early March 2017, however would benefit from light refurbishment.



ACCOMMODATION

GROUND FLOOR LEVEL

Entrance Hallway

Carpeted floor with part woodpanelled, part painted walls and ceilings. Offers access to the living room, lounge, study, kitchen, utility room and first floor.

Sitting room **3.64m x 3.95m**

Light and airy room at the front of the house benefitting from a large front window and feature fireplace with gas fire. Wooden laminate floor with painted walls and ceilings.

Lounge **4.73m x 4.26m**

Large lounge at front of the house benefits from an open fire and wide bay window. Carpeted flooring and painted walls.

Study / Dining Room **3.32m x 3.94m**

Large study / dining room to the side of the house with carpeted floors and papered walls.

Kitchen **5.19m x 3.93m**

Large and spacious country style kitchen with tiled floor and part tiled, part painted walls. Maple coloured fitted kitchen with high and low level cupboards and oat coloured countertops.

Utility Room **3.01m x 2.90m**

Large utility room with workbench and sink. Tiled floor and painted walls.

W.C. **1.25m x 2.12m**

Large utility room with workbench and sink. Tiled floor and painted walls.

FIRST FLOOR

Bedroom 1 **3.96m x 4.31**

Large double bedroom at the front of the house with painted walls and ceilings and carpeted floor.

Bedroom 2 **3.96m x 3.64m**

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

Bedroom 3 **3.95m x 4.00m**

Well-proportioned double bedroom at side of house benefitting from fitted wardrobes along one full wall. Painted walls and ceilings with carpeted floor.



Bedroom 4 **3.02m x 4.28m**

Well-proportioned double bedroom at rear of house with wooden laminate flooring and part painted, part wallpapered walls.

Bathroom **2.47m x 2.83m**

Large main bathroom at rear of house with bathtub, W.C. and counter mounted hand basin. The bathroom benefits from three large storage cupboards. Linoleum floor with tiled walls.

Garage 5.45m x 6.35m

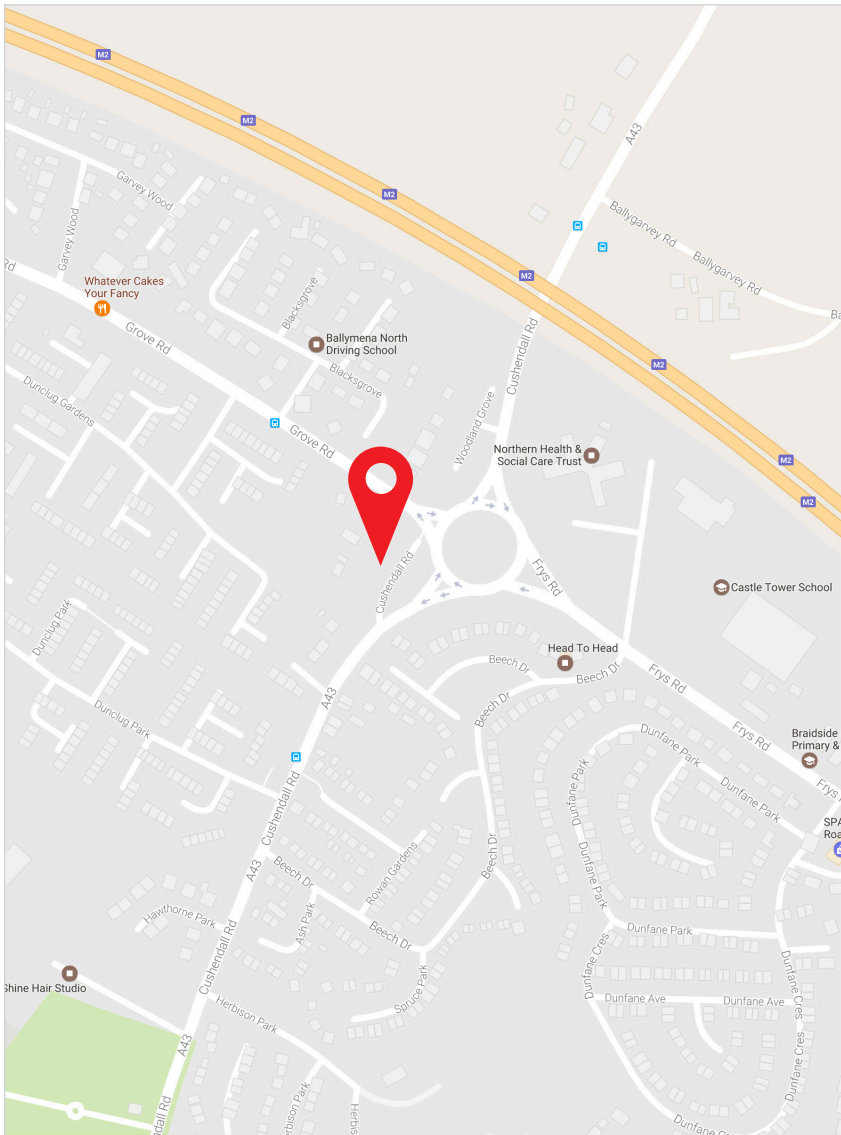
Double garage to the rear of the house.

Outdoor storage 2.35m x 3.09m

Storage room adjoining garage.

FEATURES

- Oil fired central heating
- Extensive site of 0.29 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: F25

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		59
E 39-54		
F 21-38	25	
G 1-20		
Not energy efficient - higher running costs		

The full certificate can be made available upon request.

RATES

NAV £115,000

Rates Payable (17/18) £933 P.A.

STAMP DUTY

This will be the responsibility of the purchaser.

TITLE

We understand the property is held on a long leasehold/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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