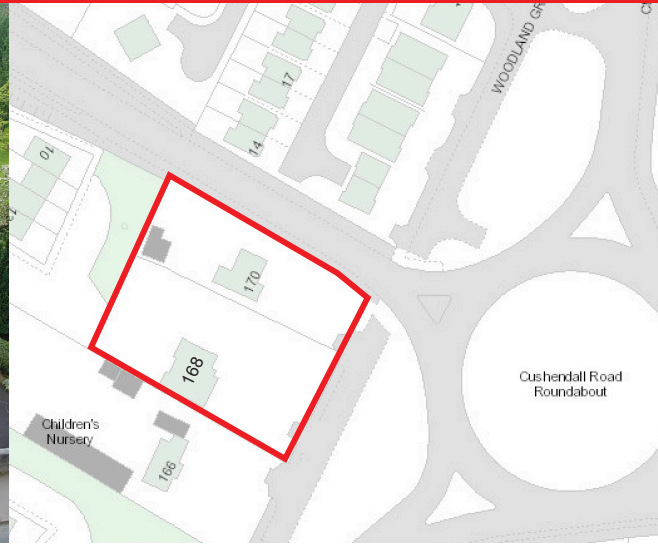


Lisney

FOR SALE:

Two Dwellings/
Development Site

168 & 170 CUSHENDALL ROAD,
BALLYMENA, BT43 6UE



DETAILS

- Potential development site of 0.73 Acres
- Two existing dwellings on site
- Flat and rectangular
- Expired residential planning permission as below

SALE

Offers will be considered in the following lots:

1. 168 Cushendall Road - Dwelling (*see attached brochure*) £175,000
2. 170 Cushendall Road - Dwelling (*see attached brochure*) £175,000
3. 168 & 170 Cushendall Road
Development site of 0.73 acres £350,000

PLANNING

Full planning permission for 20 apartments over 168 and 170 Cushendall Road expired in 2014 and as far as we are aware, no works were started to preserve the planning. Details below;

Most recent planning (amended from original)

Reference: G/2008/0740/F

Proposal:

Proposed amendment to residential development of 19 no. apartments and maisonettes with associated car parking and amenity space (approved) to provide change of 6 no apartments at sites 14-19 to provide 7 no apartments at sites 14-20.

Granted: 12 March 2009

Expired: 6 March 2014

Original planning

Reference: G/2007/0941/F

Proposal:

Proposed residential development of 19 No. apartments and maisonettes with associated car parking and amenity space

Granted: 18 July 2008

Expired: 17 July 2013

Lisney

FOR SALE:

Detached Two Storey House
Requiring Light Refurbishment

168 CUSHENDALL ROAD,
BALLYMENA, BT43 6UE



CONTACT

Lynn Taylor or Olivia Martin
028 9050 1501
ltaylor@lisney.com
omartin@lisney.com

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

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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.

WWW.LISNEY.COM

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*

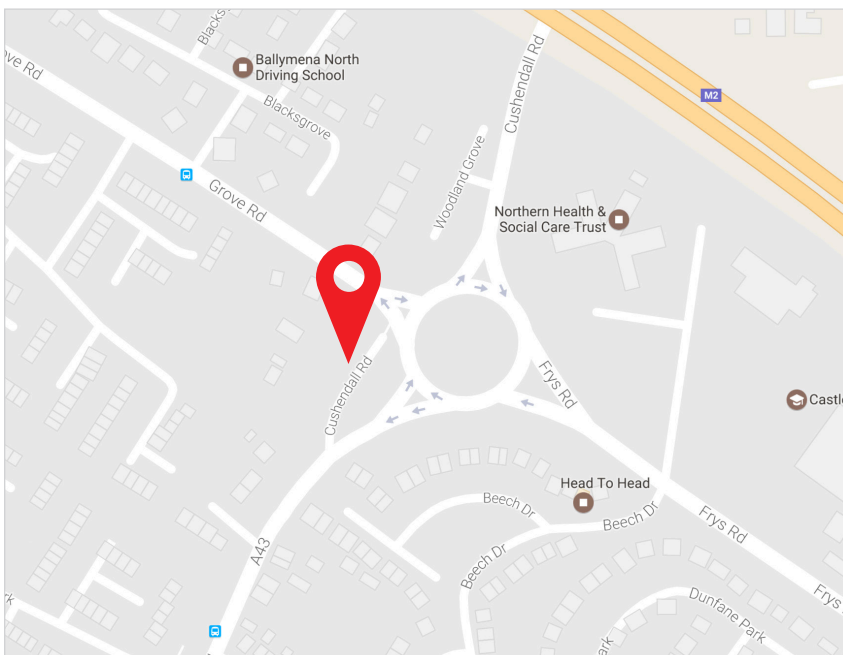
Main bathroom with modern corner bathtub, W.C. and double wash hand basins. Tiled floors and walls with spotlights.

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

The Directors of Lisney for themselves and for the vendors or lessors of this thius this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessors, and do not constitute part of, an offer or contract; (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Directors of Lisney has any authority to make or give any representation or warranty whatever in relation to the property.

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

<i>NAV</i>	<i>£200,000</i>
<i>Rates Payable (16/17)</i>	<i>£1,622 PA.</i>

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

CONTACT

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Lisney

FOR SALE:

Detached Two Storey House
Requiring Light Refurbishment

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1st Floor Montgomery House
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Belfast
BT1 4NX

01

DETAILS

- Four bedroom detached house
- Three reception rooms
- Convenient location just 0.9 miles from Ballymena Town Centre
- On a substantial site of 0.29 acres
- Large gardens with spacious yard to rear.
- 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.

WWW.LISNEY.COM

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.

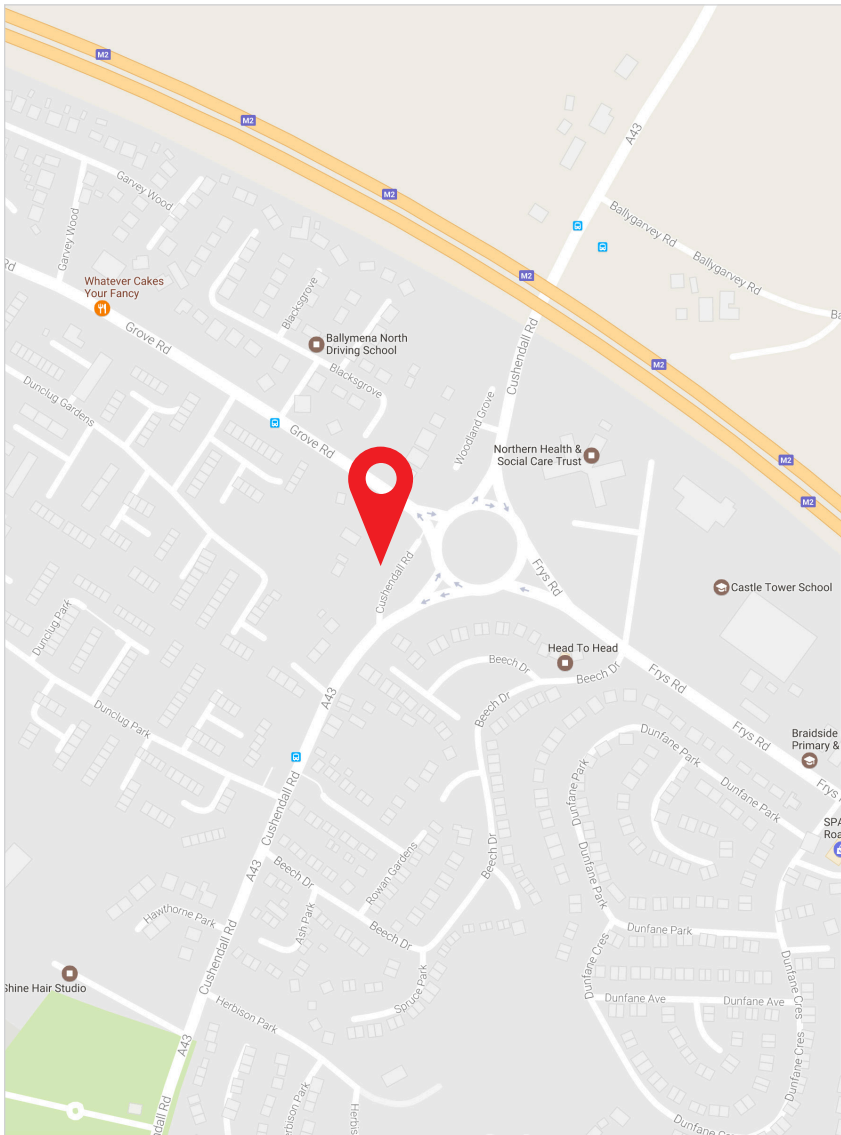
Outdoor storage 2.35m x 3.09m

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 PA.

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

CONTACT

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