



**FOR SALE**

**304 Frosses Road, Cloughmills, Ballymena, BT44 9NE**

**Modern 6 bedroom house with office space on site of c. 0.6 ac**

**Lisney**

## Features

- 6 bedroom home of c. 5,660 sq.ft.
- Accessed via private lane directly off Frosses Road A26 dual carriageway
- Easy commute to Ballymoney, Ballymena, North Coast & Belfast
- Huge potential for an extensive family home
- Two large basement rooms covering the footprint of the house would be ideal for an office / workshop / games room.



## Location

The subject property is situated on the Frosses Road, on the southbound side of the carriageway.

Being situated on the newly completed A26 also enables ease of access to both Belfast and the North Coast and ensures the subject property is ideally located for commuters.

The surrounding area is predominantly rural, with agricultural land and individual dwellings on all four sides.

Destination	Distance (Miles)
Belfast	37
Ballymoney	11
Ballymena	10
Coleraine	19.5

## Description

The subject property comprises a 6 bedroom, two storey dwelling on a large site of approximately 0.6ac. The access to the property is via a private laneway off the main Frosses Road.

The private laneway is approximately 90 meters long and is tarmac covered. The driveway runs past the front of the house and opens into a large driveway with space for a number of vehicles. A large part of this open ground could be converted into a spacious garden.

A large single garage sits to the rear of the dwelling and is accessed via roller shutter to the front and a door to the rear.

The land surrounding the house has become overgrown and simply needs a good tidy up.

Internally, the ground floor comprises entrance porch, hallway, lounge, kitchen, utility room and three bedrooms, one of which benefits from an ensuite.

The first floor comprises of two bedrooms, a study / bedroom and a family bathroom (shower & bath).

The lower ground floor comprises two large open plan offices / workshops.

The property benefits from wooden floors throughout, oil fired central heating, double glazed PVC windows and a beam vacuum system.

To the rear of the property, there is adjoining small house. Under the Planning (NI) Order 1991 this property shall no longer be used or adapted for human habitation and will require demolition.

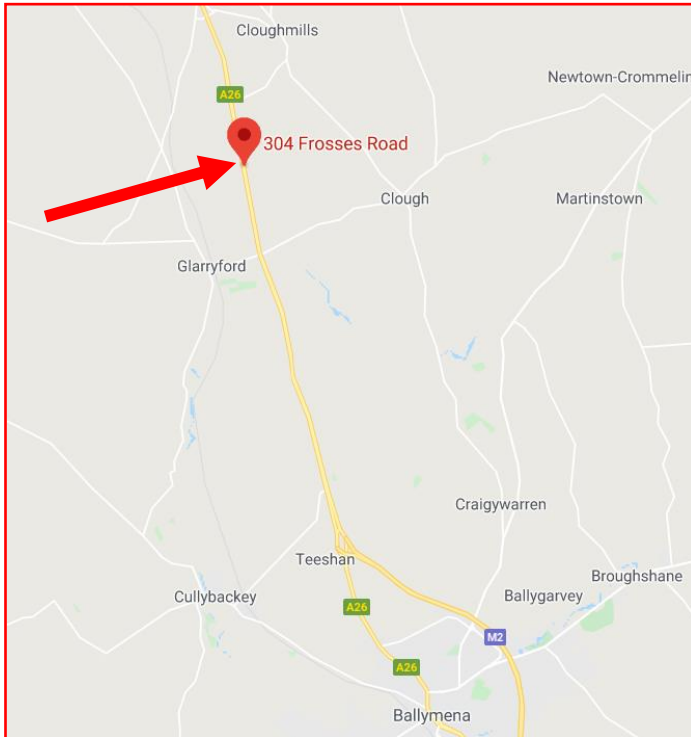
## Accommodation

Living Room	26.84	289
Office	11.97	129
Kitchen	35.49	382
Utility Room	8.45	91
Dining Room	22.36	241
Bedroom 1/Office	17.84	192
Bedroom 2/Office	18.82	203
Ensuite	3.21	35
Bathroom	4.76	51
Reception & Hallway	58.14	626
<b>First Floor</b>		
Bedroom 3	28.75	309
Bedroom 4	18.77	202
Bathroom	12.23	132
Hallway	24.38	262
Hot Press/Store	1.85	20
Bedroom 5	10.02	108
Bedroom 6	15.81	170
<b>Basement</b>		
Room 1	127.88	1,376
Store	2.98	32
Hallway	12.73	137
Room 2	62.45	672
<b>Total</b>	<b>526</b>	<b>5,659</b>







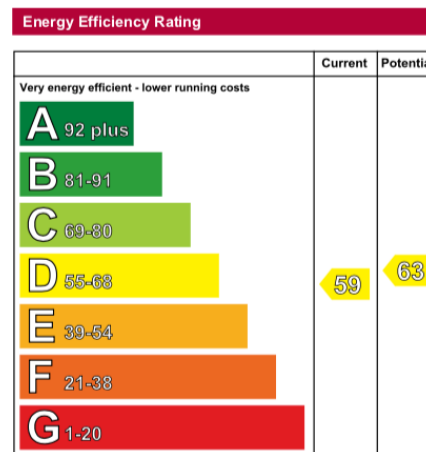


## Rates

We understand the rates payable for the property are circa £3,174 per year.

## EPC

The property has an EPC rating of D59. The full certificate is available upon request.



## Title

We understand the property is held on a freehold title.

## Guide Price

Offers in excess of £150,000 exclusive

## VAT

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

## Stamp Duty

All prices and outgoings are exclusive of but may be liable for Stamp Duty. This will be the responsibility of the purchaser.

## Contact

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## Customer Due Diligence

As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 – <http://www.legislation.gov.uk/uk/si/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Lisney. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed onto any other party, unless we are required to do so by law and regulation.