



**FOR SALE**

**304 Frosses Road, Cloughmills, Ballymena, Co. Antrim, BT44 9NE**

4 Bedroom Detached House with 2 Additional Bedrooms/Offices

**Lisney**

## Features

- Large detached six bedroom family house extending to c. 5,659 sqft.
- Situated just off the newly completed A26 dual carriageway.
- Ideally located for people commuting to Belfast or the North Coast.
- Freehold title.
- Excellent refurbishment opportunity.

## Location

The subject property is situated on the eastern side of the new A26, the surrounding area is predominantly rural in nature with a number of one off residential and farm dwellings. Ballymena is situated approximately 10 miles to the south whilst Ballymoney is situated 11 miles to the north.

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

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



© Copyright 2019 Google Maps - Image for indicative purposes only



## Description

The entrance to the property consists of a long laneway of approximately 90 yards leading to a large tarmac driveway with parking for 4+ vehicles. The subject property comprises a 4-6 bedroom detached house and adjoining garage situated on a prominent site in close proximity to the A26.

The house itself is of traditional masonry construction under a pitched slated roof. Internally the ground floor comprises entrance porch, hallway, lounge, kitchen, utility room, two bedrooms (one of which has an adjoining shower room) and an office/additional bedroom.

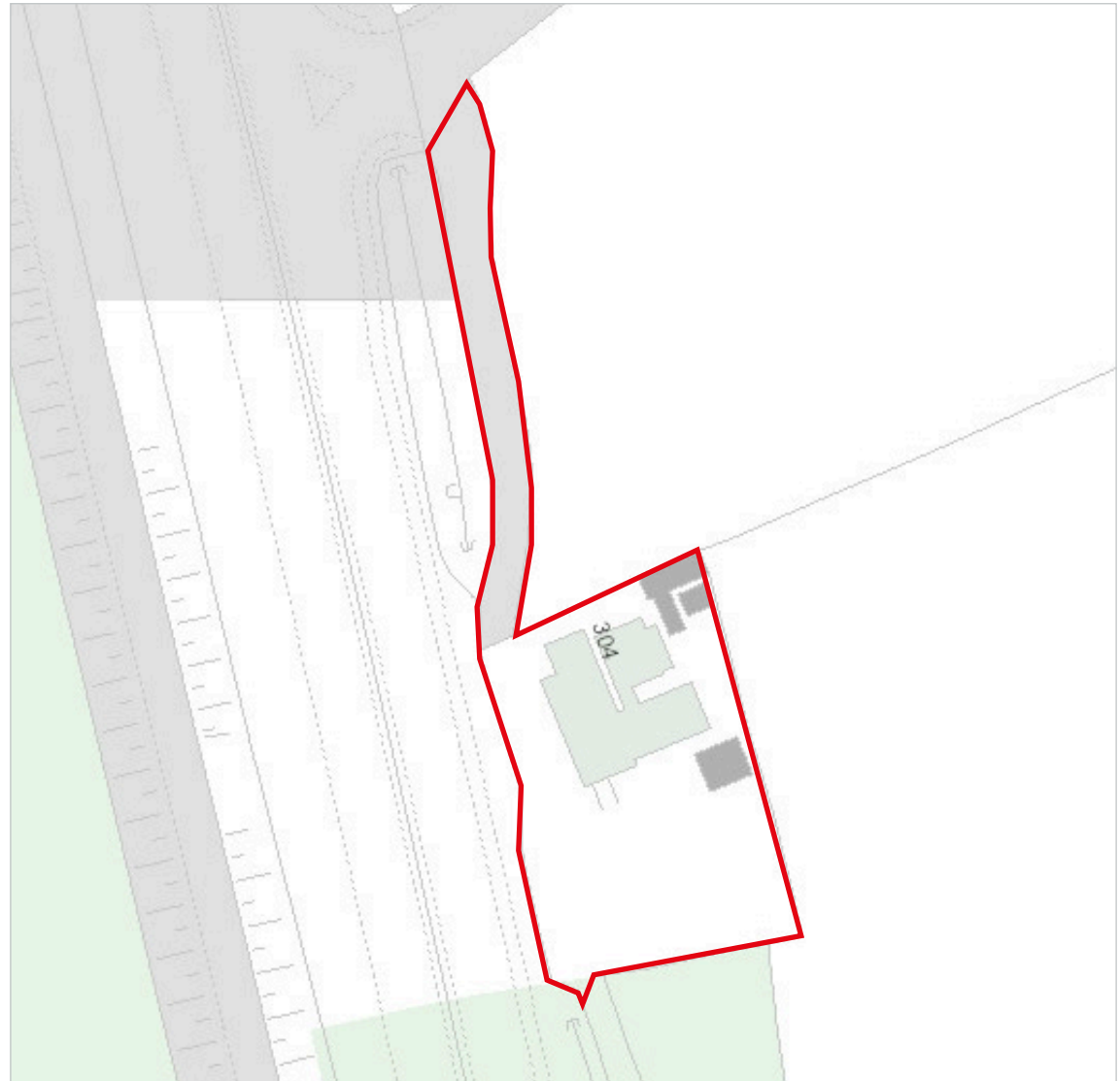
The first floor accommodation comprises a family bathroom (to include both shower and bath), two bedrooms and another office/bedroom.

The lower ground floor comprises a large open plan basement/storage area and adjoining room. This space has a much larger footprint in comparison to other rooms in the upper floors.

In terms of specification there is a feature wooden floor throughout, plastered and painted walls, oil fired central heating system, double glazed PVC windows and beam vacuum system.

There is adjoining dilapidated house comprising two bedrooms, a living room, kitchen and bathroom. It is in a very poor state of repair and Under the Planning (NI) Order 1991 this property shall no longer be used or adapted for human habitation.

## Boundary



## Accommodation

Ground Floor	Area (sqm)	Area (sqft)
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
First Floor		
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
Basement		
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>

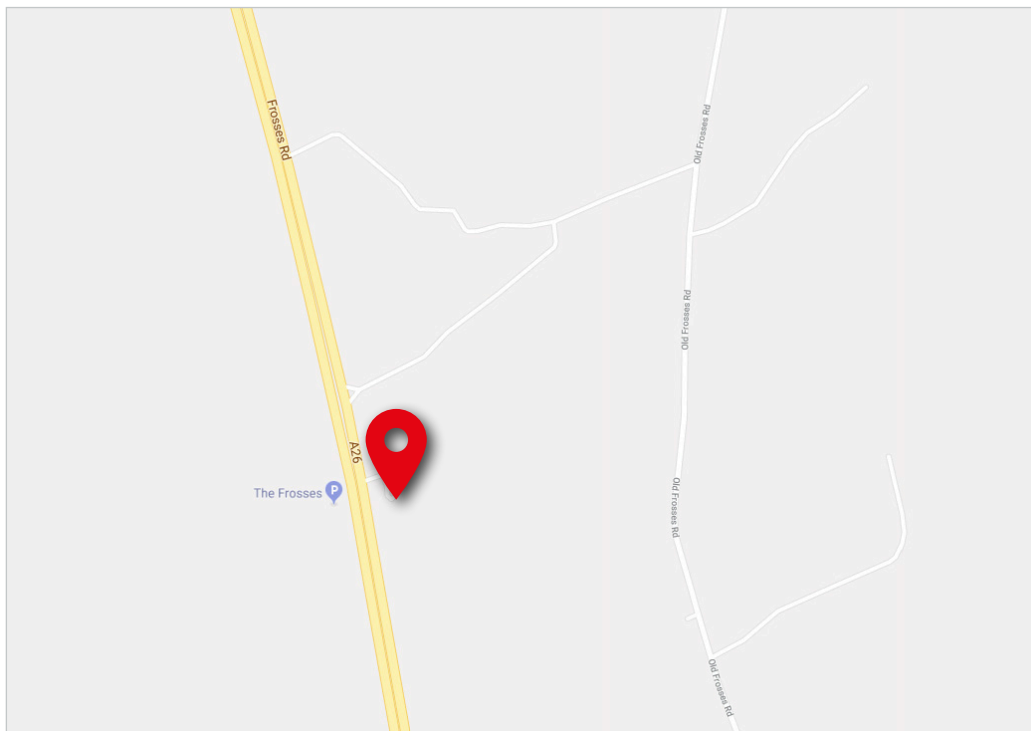
## Gallery



## Gallery







## EPC

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68	59	63
E 39-54		
F 21-38		
G 1-20		

## Title

We understand the property is held on a freehold title.

## Asking Price

£225,000 exclusive.

## Stamp Duty

Will be the responsibility of the purchaser.

## VAT

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

## 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/uksi/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 on to any other party, unless we are required to do so by law and regulation.

## Contact

**James Kearney or Jonah McDowell**

**028 9050 1501**

**[jkearney@lisney.com](mailto:jkearney@lisney.com)**

**[jmcdowell@lisney.com](mailto:jmcdowell@lisney.com)**