



J. A. McClelland & Sons

Estate Agents • Auctioneers • Valuers • Rural & Land Agents

FOR SALE

225 CARNINY ROAD, BALLYMENA, BT43 5PL

Guide Price: £385,000

Viewing by appointment only

www.jamcclelland.com



ACCOMMODATION

ENTRANCE PORCH – leading to cloakroom, uPVC door

CLOAKROOM: 4'0 x 6'1 Decorative glazing

KITCHEN: 15'0 x 11'1 Range of high and low level fitted units with tiled splashback, integrated oven, microwave and plumbing in place for a dishwasher

LIVING ROOM: 15'0 x 12'0 Open fire

BEDROOM 1: 11'0 x 10'1 Radiator

BEDROOM 2: 11'1 x 9'1 Radiator

BEDROOM 3: 7'0 x 12'0 Radiator

BATHROOM: 7'1 x 7'0 Fully tiled with 3 piece bathroom suite comprising WC, wash hand basin and walk in shower



UPVC DOUBLE GLAZING THROUGHOUT

OIL FIRED CENTRAL HEATING SYSTEM

TOTAL AREA: 716 sq ft

ADJOINING STORE 15'0 x 12'0

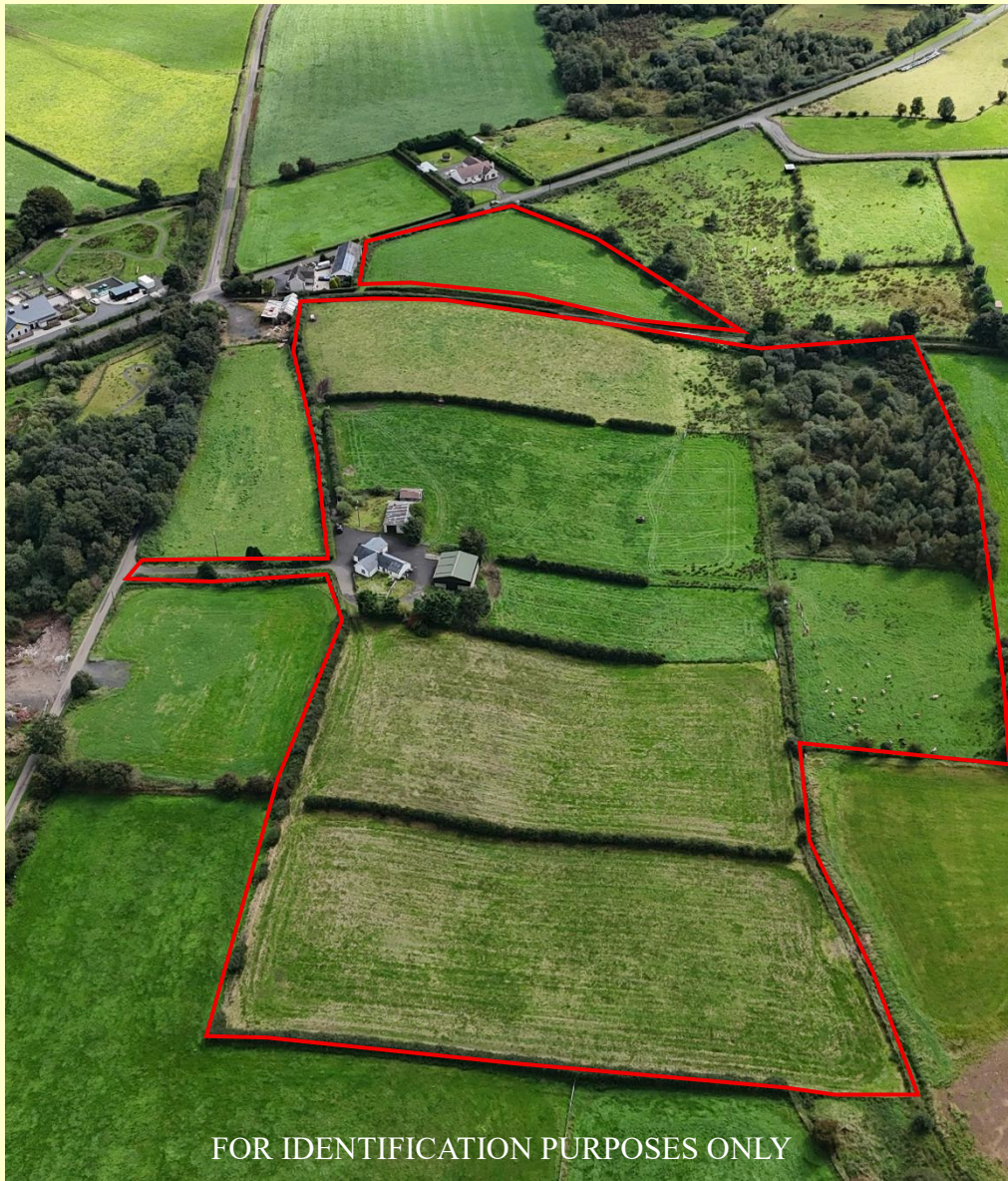
BLOCK BUILT SHED & LEAN TO 41'0 x 11'0

LOOSE PENS 19'1 x 14'1

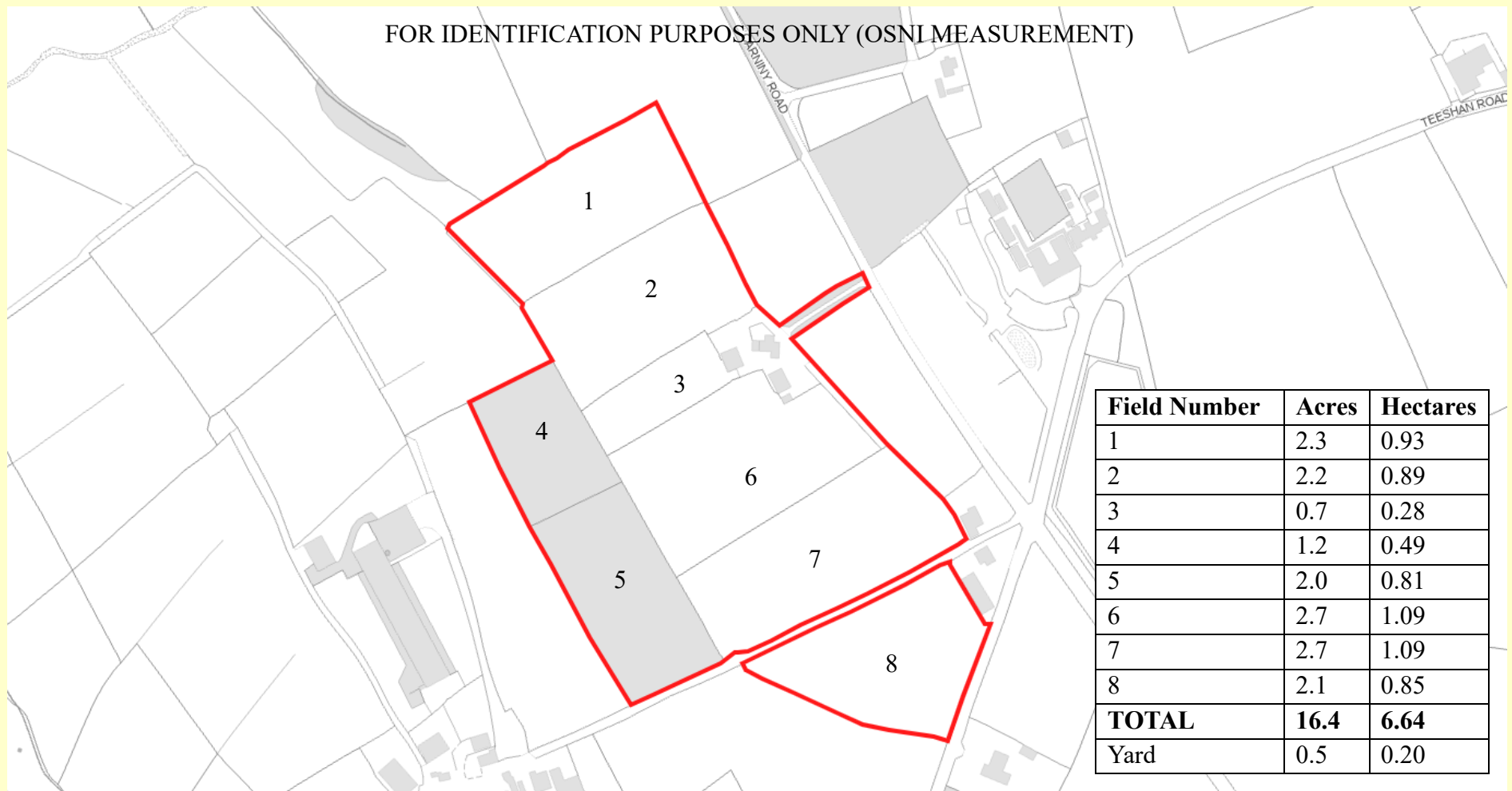
3 BAY PART SLATTED CATTLE SHED 38'0 x 33'1

LAND

Compact block of land extending to 14.4 acres under grass suitable for cutting or grazing together with 2.0 acres of mature trees.



FOR IDENTIFICATION PURPOSES ONLY (OSNI MEASUREMENT)



Title Enquiries to Paula Gibson at Mills Selig, 21 Arthur Street, Belfast, BT1 4GA



J. A. McClelland & Sons

Incorporating J. M. Wreath & Co.

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