



## 80 Whappstown Road, Moorfields, Ballymena, BT42 3DB

- Detached Farmhouse
- Lounge; Open Fire
- Bathroom With Three Piece Suite
- Gardens Front, Side And Rear; Rear Yard
- Planning Potential (Subject To Necessary Approvals)
- Two Bedrooms; Principal With Dressing Room
- Kitchen With Informal Dining Area
- Oil Heating; PVC Double Glazing
- Range Of Outbuildings, Workshop & Stores
- Open To Cash Offers Only

Offers Over £119,950

EPC Rating





## PROPERTY DESCRIPTION

### ACCOMMODATION

### ENTRANCE PORCH

Hardwood, double glazed door. Tiled floor.

### ENTRANCE HALL

Tiled floor. Access to under stairs store. Half panelling to walls.

### LOUNGE 13'0" x 12'3"

Dual aspect windows. Open fire in tiled fireplace with matching hearth and timber surround.

### KITCHEN WITH INFORMAL DINING AREA 14'8" x 12'11" (wps)

Fitted kitchen with range of high and low level storage units with contrasting melamine work surface. Stainless steel sink unit with draining bay. Integrated hob with extractor hood over. Integrated double oven. Plumbed for automatic washing machine. Glass fronted display cabinet. Splash back tiling to walls. Half panelling to walls. Access to store.





## REAR HALL

Stairwell to first floor.

## FIRST FLOOR

### LANDING

### BEDROOM 1 13'1" x 9'1"

Dual aspect windows. Access to hot press.

### DRESSING ROOM / STUDY 13'2" x 6'6"

### BEDROOM 2 9'10" x 7'11"

### BATHROOM

White three piece suite comprising panelled bath, pedestal wash hand basin and WC. Electric shower over bath. Fully tiled walls.

### EXTERNAL

Dual access.

Gardens to front, side and rear.

Enclosed rear yard finished in stone.

Twin pens with concrete base.

PVC oil storage tank.

### ATTACHED STORE / PIG SHED 22'0" x 18'0"

Oil fired central heating boiler.

### SECOND ATTACHED STORE 17'11" x 13'11"

### WORKSHOP / STORE 32'2" x 16'11"

### ATTACHED STORE 16'6" x 12'3"

### ATTACHED STORE 16'0" x 14'2"

### SECOND ATTACHED STORE 15'7" x 9'1"

### DETACHED WORKSHOP / STORE 23'3" x 16'9"

### DETACHED WORKSHOP / STORE 28'8" x 12'2"

### ATTACHED STORE 14'0" x 7'11"

Sink.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.






**Opportunity to purchase a two bedroom detached farmhouse with range of outbuildings, workshop and stores, occupying a prime site enjoying rural views, located on the Whappstown Road, Moorfields, Ballymena. The property comprises entrance porch, entrance hall, lounge with open fire, kitchen with informal dining area, rear hall, two well proportioned first floor bedrooms, to include principal bedroom with dressing room/study, and bathroom with white three piece suite. Externally the property enjoys dual access from the Whappstown Road, gardens front, side and rear, enclosed rear yard finished in stone, twin pens with concrete base, and range of outbuildings, workshop and stores. Other attributes include oil fired central heating, PVC double glazing and the potential to extend the current dwelling or to apply for a replacement dwelling (subject to necessary planning checks and approvals). Potential land option for up to c.16 acres of neighbouring agricultural ground (£POA). Open to cash offers only. Early viewing highly recommended to avoid disappointment.**



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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