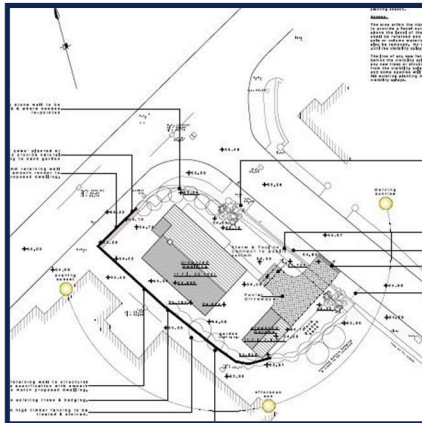


Asking Price
£60,000



41 Newal Road, Ballymoney, BT53 6HB




- Detached Site ready for immediate start
- Residence extending to approx. 1,700 sq ft
- Working Drawings available
- All services located nearby
- Close to schools, shops, town centre & amenities
- Located off the A26 Frosses Road



This is a superb opportunity to purchase a building site situated in the ever popular town of Ballymoney with fully planning permission for a detached 2 storey dwelling with detached garage. Rarely does the opportunity arise to purchase a site of this quality with easy access to Ballymoney town centre, Coleraine, Ballymena and Belfast.

VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: Bensons
9 Dunmore Street, Coleraine
Tel. 028 703 43677/21133
www.bensonsni.com

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

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. If there is any point, which is of importance to you, please obtain professional assistance, or let us know and we will verify it for you.
2. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained.
3. These particulars do not constitute a contract or part of a contract.
4. All measurements quoted are approximate.
5. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.