



## 77 and 77B Galgorm Road, Ballymena, BT42 1AA

Offers Over £499,950



### Features

- A rare opportunity to acquire a prime holding on the exclusive and sought after Galgorm Road.
- Option to be sold in individual lots or as a single holding.
- Both properties are suitable for a variety of Residential or Commercial uses (subject to all appropriate planning consents and permissions).
- The holding comprises: a beautiful semi-detached period dwelling (used as Healthcare practice 'The Surgery'); additional detached property to rear; extensive private car parking facilities and grounds.
- The semi-detached period property at 77 Galgorm Road, B1 listed and constructed in c.1860, extends to an impressive c.4,400 sq.ft. and is packed with character, charm and original features.
- The additional detached property at 77B Galgorm Road (constructed in 2015) extends to c.2,200 sq.ft. and is currently rented/utilised as a Beauticians.
- Easy access via main arterial roads to Belfast and Belfast International Airport. Galgorm Castle Golf Club and the world renowned Galgorm Resort and Spa also short drives away.
- Conveniently located within walking distance to town centre, railway/bus station and a range of grammar schools.
- Early viewing highly recommended to appreciate this unique holding.
- Included in the sale (for number 77): carpets/floor coverings; light fittings; window blinds; fridge; Aga; TV aerial; black & brown wheelie bins; outbuilding; trees, plants & shrubs.

### Contact Us

Viewing By Appointment Only

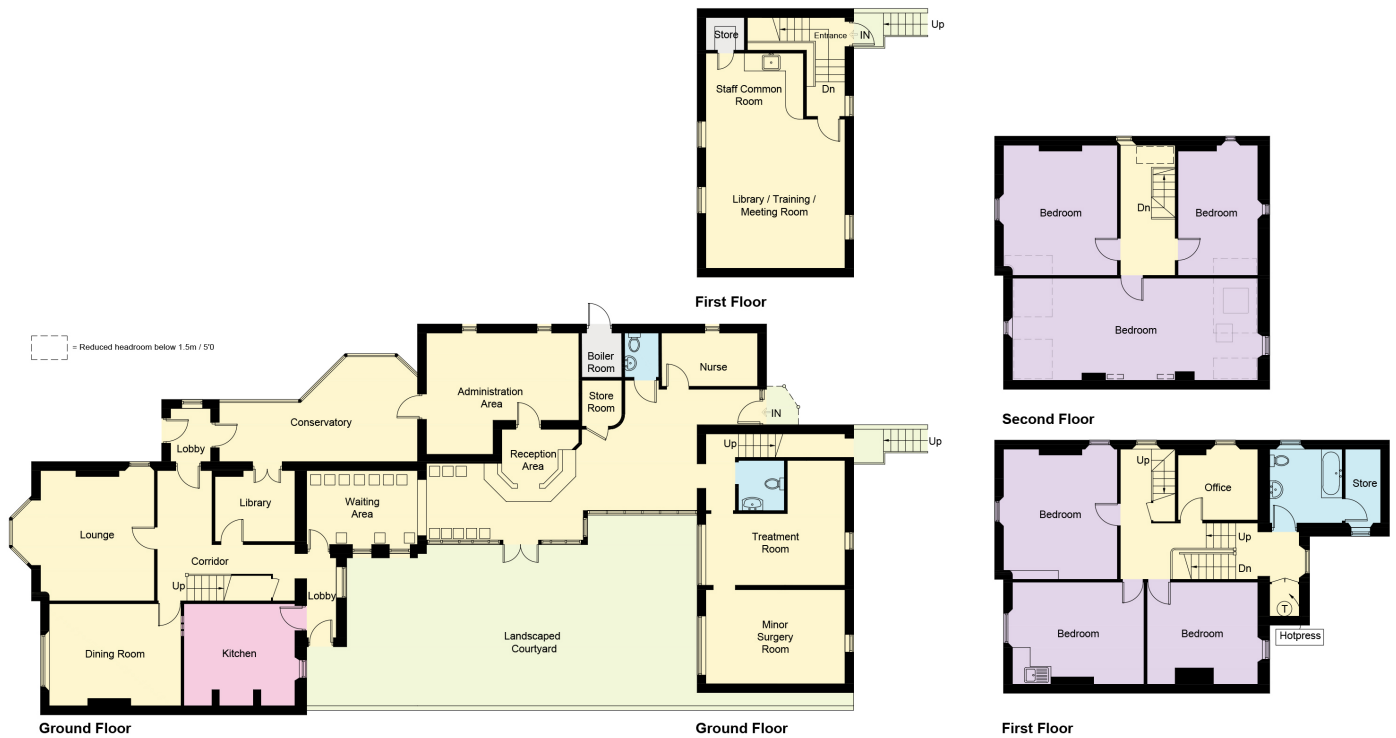
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Please Scan QR Code or visit [burnshomes.co.uk](http://burnshomes.co.uk) for further details, including extra pictures, interactive 360 virtual tours and full EPC report (where applicable).

## The Surgery, 77 Galgorm Road, Ballymena, BT42 1AA

Approximate Gross Internal Area = 407.7 sq m / 4388 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1029930)



Note: These particulars are given on the understanding that they will not be construed as part of a Contract or Lease. Whilst every care is taken in compiling this information we can give no guarantee as to the accuracy thereof and prospective purchasers are recommended to satisfy themselves regarding the particulars.

We have not tested electrical or other appliances that may be within the property, including, where applicable, the central heating. Any prospective purchaser should make their own enquiries. No warranty is given. Neither the vendor, Burns & Co nor any person employed by them, has any authority to make or give any representation or warranty whatsoever in relation to this property. No offers are accepted via email.