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22 Ballyveigh Brae, Antrim, BT41 2GW

PRICE Offers Over £194,950

This is an excellent opportunity for First Time Buyers and young families alike to purchase a well appointed three bedroom mid townhouse with the additional benefit of a principal bedroom with ensuite shower room due to the additional first floor space. Occupying a generous site with superb sun orientation, this property boasts a well appointed kitchen with informal dining area complete with a full range of light grey coloured woodgrain effect "Shaker" style high and low level units together with a full range of integrated appliances. With the added bonus of a ground floor W/C to compliment the family bathroom and ensuite, this property is likely to appeal a wide range of discerning buyers.
Early viewing strongly recommended.

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FEATURES

- Entrance hall with fully tiled floor / Staircase to First Floor
- Living room 16'9 x 11'10
- Kitchen with informal dining / PVC double glazed sliding patio doors to rear
- Full range of grey coloured woodgrain effect "Shaker" style high and low level units / Integrated oven, hob, fridge, freezer and washing machine
- First floor landing with access to loft
- Three well proportioned bedrooms / Principal with ensuite shower room
- Bathroom with modern white suite to include panel bath with shower attachment
- PVC double glazed windows / Gas fired central heating / PVC fascia and soffits
- Tarmac side by side parking for two cars / Shared access to fully enclosed garden to rear
- Excellent sun orientation / Ideal purchase for First Time Buyers and young families alike

ACCOMMODATION

PVC entrance door with double glazed insets to:

ENTRANCE HALL
Fully tiled floor. Staircase to first floor with moulded hand rail.

LIVINGROOM
16'9 x 11'10 (5.11m x 3.61m)
(max). Double radiator

KITCHEN WITH INFORMAL DINING
15'8 x 8'10 (4.78m x 2.69m)
Full range of grey woodgrain effect "Shaker" style high and low level units with short chrome handles and contrasting worksurfaces. One and a quarter bowl single drainer stainless steel sink unit with mixer taps. Integrated four ring halogen hob with stainless steel pyramid style extractor fan. Low level combination oven and grill. Integrated fridge, freezer and washing machine. Part tiled walls to worksurfaces. Fully tiled floor. PVC double glazed sliding patio doors to rear.

GROUND FLOOR WC
Modern white suite comprising push button low flush W/C and wall mounted wash hand basin with exposed stainless steel gully trap and "monobloc" mixer taps. Tiled splash back. Fully tiled floor. Extractor fan. Single radiator.

FIRST FLOOR LANDING
Access to loft via fold out wooden ladder. Access to storage cupboard with wall mounted gas boiler.

BEDROOM 1
12'9 x 10'7 (3.89m x 3.23m)
Double radiator.

ENSUITE
Modern white suite comprising push button low flush W/C, wall mounted half pedestal wash hand basin with tiled splash back and "monobloc" mixer tap. Fully tiled shower cubicle with "Triton" electric shower unit. Pivot and slide door. Fully tiled floor. Extractor fan. Single radiator

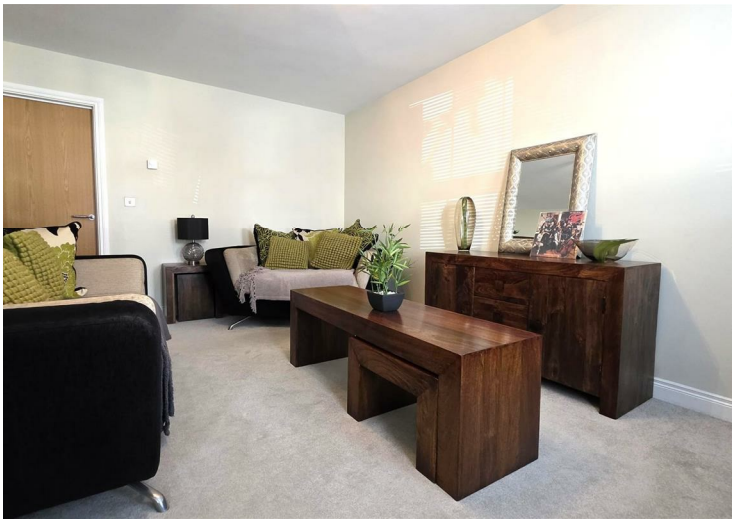
BEDROOM 2
11'8 x 11'2 (3.56m x 3.40m)
Single radiator

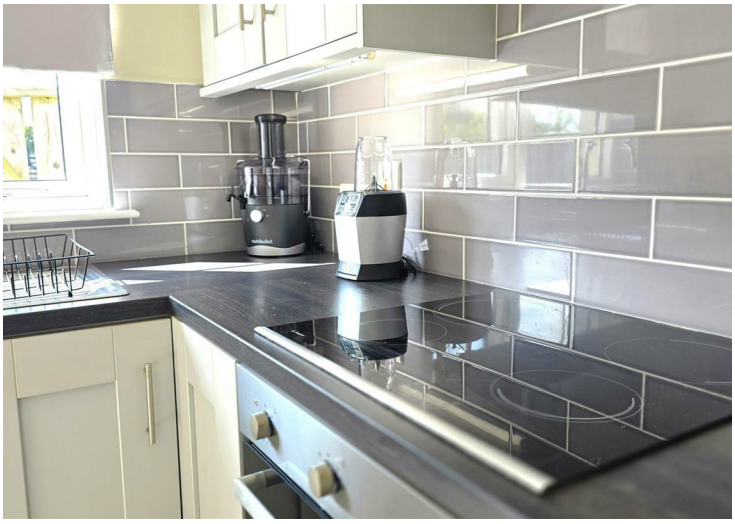
BEDROOM 3
8'5 x 7'11 (2.57m x 2.41m)
Dark walnut solid wood floor. Single radiator

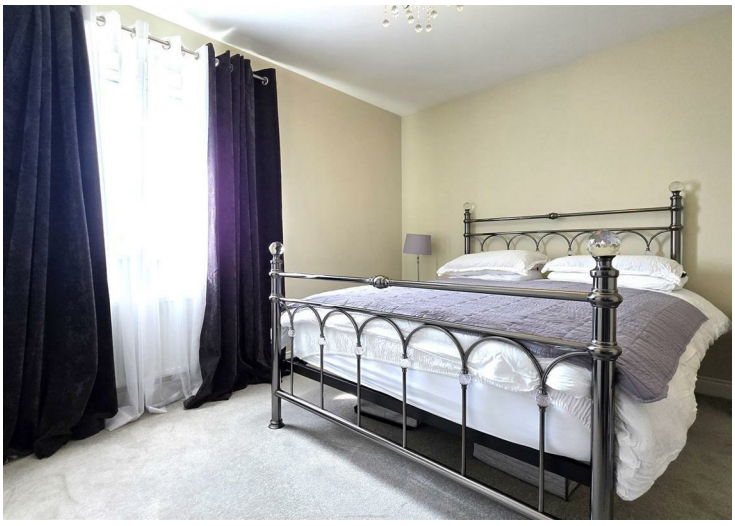
BATHROOM
6'11 x 6'10 (2.11m x 2.08m)
Modern white suite comprising panelled bath with feature mixer taps and shower attachment. Glazed shower screen. Push button low flush W/C. Half bowl wall mounted wash hand basin with "monobloc" mixer taps and tiled splashback. Part tiled walls to bath area with feature inset. Fully tiled floor. Single radiator.

OUTSIDE
Tarmac side by side parking to front with paved pathway and pink stone edging. Paved path through shared access to rear.
Timber pedestrian gate and access to fully enclosed garden to rear in neat lawn. 6ft timber fencing. Paved pathway. Outside tap and light.

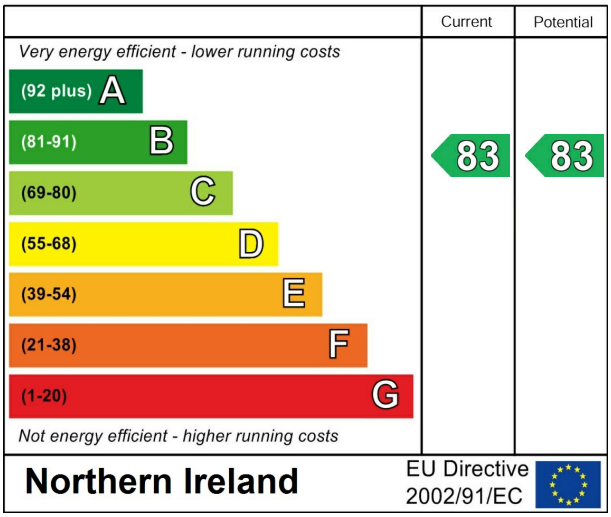
IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;
Please note, none of the services or appliances have been tested at this property.
Please also be aware, property boundaries are an estimation and are to be confirmed via your solicitor.







Energy Efficiency Rating



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