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18 Ballyveigh Avenue, Antrim, BT41 2GX

PRICE Offers Over £184,950

We are delighted to offer for sale this beautifully presented three-bedroom semi-detached home is situated within the highly regarded Ballyveigh development in Antrim. Offering well-proportioned accommodation throughout, the property comprises a spacious living room, contemporary kitchen with informal dining area, three bedrooms and a modern family bathroom. Externally, the home benefits from an enclosed rear garden with raised patio area, mature planting and excellent privacy, together with off-street parking to the front. Ideally located close to Antrim town centre, local schools, shops and commuter routes, this attractive home is perfectly suited to first-time buyers, young families and those seeking a modern low-maintenance property.
Early viewing is strongly recommended.

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9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803

FEATURES

- Attractive three-bedroom semi-detached home within the popular Ballyveigh development, Antrim
- Bright and spacious living room with Nest smart thermostat
- Contemporary light grey Shaker-style kitchen with integrated appliances
- Open plan kitchen and informal dining area with sliding patio door to rear garden
- Convenient ground floor WC
- Three well-proportioned bedrooms
- Modern family bathroom with panel bath, mains shower over and quality finishes
- Gas fired central heating / PVC double glazed windows / PVC soffits and facia boards / High energy efficiency
- Private enclosed rear garden with raised patio area and mature planting
- Excellent location close to Antrim town centre, schools, amenities and transport links

ACCOMMODATION

ENTRANCE HALL

PVC double glazed door leading to the inner entrance hall. Staircase to first floor with moulded handrail. Fully tiled flooring. Single radiator.

LIVING ROOM

16'8" x 11'7" (5.100m x 3.535m)

Bright and spacious reception room with television and broadband points. Nest smart thermostat. Double radiator.

KITCHEN WITH INFORMAL DINING

15'2" x 9'0" (4.638m x 2.745m)

Modern fitted kitchen comprising a full range of light grey Shaker-style high and low level units with complementary work surfaces and tiled splashback. One and a quarter bowl stainless steel sink unit with chrome mixer tap. Integrated appliances include a four-ring halogen hob with stainless steel pyramid-style overhead extractor fan, low-level combination oven and grill, integrated fridge freezer and washing machine. Over-cabinet lighting and feature lighting to the kickboards. Fully tiled flooring. Double radiator. PVC double glazed sliding patio doors leading to the rear garden.

GROUND FLOOR WC

Modern white suite comprising a half pedestal wash hand basin with chrome monobloc mixer tap and tiled splashback. Low flush push-button WC. Fully tiled flooring. Gable window. Single radiator.

FIRST FLOOR LANDING
Access to loft. Nest thermostat. Storage cupboard with gas-fired boiler and shelving.

BEDROOM 1
13'3" x 8'1" (4.050m x 2.479m)
Double radiator.

BEDROOM 2
12'3" x 8'1" (3.751m x 2.485m)
Double radiator.

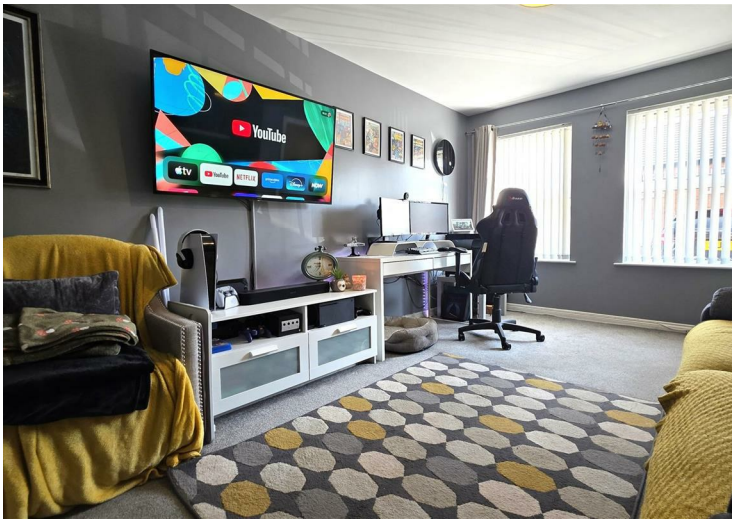
BEDROOM 3
7'10" x 6'11" (2.396m x 2.111m)
Wood laminate flooring. Double radiator.

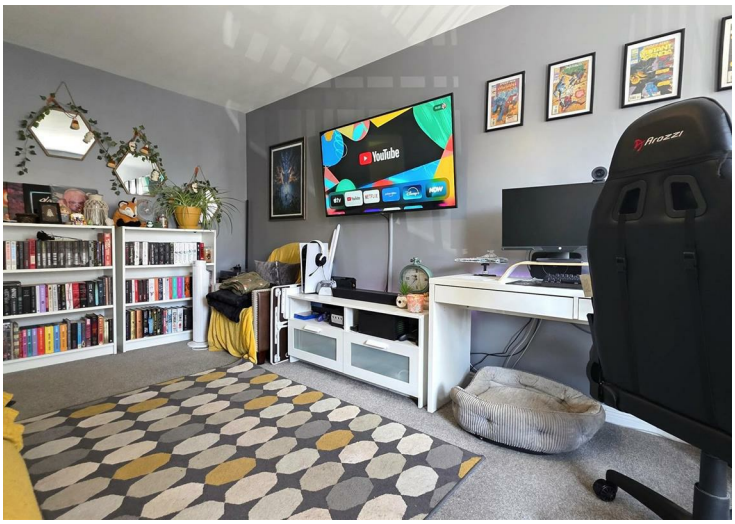
FAMILY BATHROOM
6'10" x 6'10" (2.093m x 2.093m)
Modern white suite comprising panelled bath with mains shower over, fully tiled splashback and partially glazed shower screen. Half pedestal wash hand basin with chrome monobloc mixer tap and tiled splashback. Low flush push-button WC. Extractor fan. Fully tiled flooring. Double radiator.

OUTSIDE
Tarmac driveway to front providing off-street parking for two cars. Neat front lawn. External lighting.

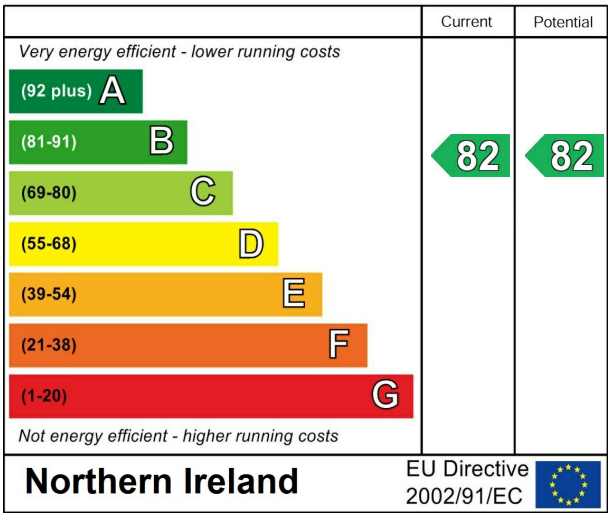
Fully enclosed rear garden offering excellent privacy, featuring a neat lawn, raised patio area, outside tap and external lighting. Mature laurel hedging and specimen trees. Six-foot timber fencing with pedestrian gate to front.

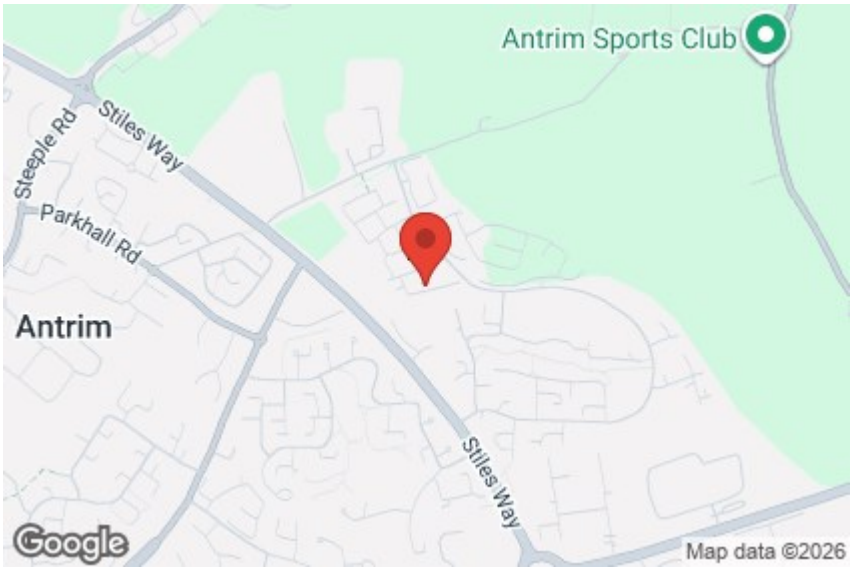
IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;
Pease note, none of the services or appliances have been tested at this property.
Please also be aware, property boundaries are an estimation and are to be confirmed via your solicitor.





Energy Efficiency Rating





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