

23 Ballyveigh Brae, Antrim, BT41 2GW



PRICE Offers Over £189,950

This well-presented three-bedroom semi-detached home is situated within the popular Ballyveigh Brae development in Antrim. Offering comfortable, energy-efficient accommodation, the property will appeal to first-time buyers, young families and those seeking a modern home within easy reach of the town's many amenities.

The ground floor comprises a welcoming entrance hall, a spacious living room with a contemporary wall-mounted electric fire, and a modern light grey Shaker-style kitchen with informal dining space. The kitchen benefits from a generous range of units, integrated appliances and a double-glazed sliding patio door opening onto the rear garden. A convenient ground-floor WC completes this level.

Upstairs, there are three well-proportioned bedrooms and a modern family bathroom with a mains shower over the bath.

The property also benefits from double-glazed windows and external doors, gas-fired central heating and high energy efficiency.

Externally, the house enjoys neat lawns to the front and rear, a fully enclosed rear garden, and a tarmac driveway providing off-street parking for two or more cars. Early viewing is recommended to appreciate all this attractive home has to offer.

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FEATURES

- Well-presented three-bedroom semi-detached home
- Spacious living room with contemporary wall-mounted electric fire
- Modern light grey Shaker-style kitchen with informal dining area
- Excellent range of integrated kitchen appliances
- Double-glazed windows and external doors, gas-fired central heating and high energy efficiency
- Ground-floor WC and modern first-floor family bathroom
- Three well-proportioned bedrooms
- Fully enclosed rear garden laid in lawn
- Tarmac driveway providing off-street parking for two or more cars
- Popular residential location convenient to Antrim town and its amenities

ACCOMMODATION

Pitched and tiled entrance canopy. Composite door with double glazed insets to:

ENTRANCE HALL

Double-glazed PVC entrance door. Staircase to first floor with moulded handrail. Fully tiled flooring

LIVING ROOM

16'9" x 11'5" (5.11 x 3.49)

Wood laminate flooring. Contemporary wall-mounted, glass-fronted electric fire. Television and broadband points. Double radiator

KITCHEN WITH INFORMAL DINING

15'3" x 8'9" (4.65 x 2.67)

Full range of light grey Shaker-style high- and low-level kitchen units with complementary work surfaces and subway-style splashback tiling. Over-counter lighting and LED plinth lighting. One-and-a-quarter-bowl stainless steel sink unit with chrome mixer tap. Integrated appliances include a four-ring Hisense induction hob with stainless steel pyramid-style overhead extractor fan, a Hisense low-level combination oven and grill, and a washer dryer. Larder cupboard with shelving. Space for fridge freezer. Fully tiled flooring. Double radiator. Double-glazed PVC sliding patio door to rear

GROUND FLOOR WC

Modern white suite comprising a wall-mounted wash-hand basin with chrome monobloc mixer tap and tiled splashback, and a low-flush push-button WC. Gable window. Single radiator

FIRST FLOOR LANDING

Hot press with gas-fired combi boiler and shelving. Gable window. Access to loft

BEDROOM 1

12'11" x 8'1" (3.96 x 2.48)

At maximum. Single radiator

BEDROOM 2

12'7" x 8'1" (3.85 x 2.48)

At maximum. Single radiator

BEDROOM 3

7'10" x 6'10" (2.41 x 2.10)

Single radiator.

FAMILY BATHROOM

6'10" x 6'9" (2.09 x 2.08)

Modern white suite comprising a panelled bath with mains shower over, featuring a drench shower head, secondary hand-held attachment and glazed screen. Half-pedestal wash-hand basin with chrome monobloc mixer tap and decorative tiled splashback. Low-flush push-button WC. Mostly tiled walls, fully tiled flooring and tiled skirting. Extractor fan. Double radiator.

OUTSIDE

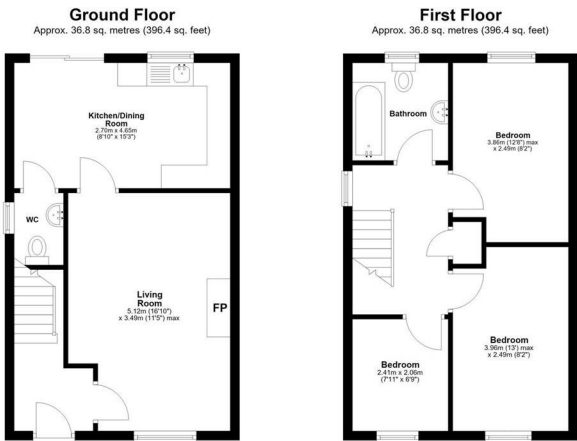
Fully enclosed rear garden laid in neat lawn, with a mixture of six- and eight-foot timber fencing and a pedestrian gate to the front. Outside tap and lighting.

Neat front lawn with paved pathway leading to the entrance door. Tarmac driveway to the side providing off-street parking for two or more cars. Outside lighting.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

Please note, none of the services or appliances have been tested at this property.





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		
	79	80
Northern Ireland	EU Directive 2002/91/EC 	



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