

29 Ballycraigy Drive, Antrim, BT41 1NE



PRICE Offers Over £109,950

29 Ballycraigy Drive is a well-proportioned three-bedroom home offering spacious and practical accommodation. A particular highlight is the substantially extended kitchen with informal dining area, fitted with contemporary white gloss units and providing generous space for everyday family living and entertaining.

The property also benefits from a comfortable living room with a feature electric fire, three bedrooms with useful built-in storage, and a fully tiled shower room. Externally, there is a concrete driveway providing off-street parking and a paved pathway leading to the front entrance.

Further benefits include oil-fired central heating, PVC double-glazed windows and external doors, and low-maintenance PVC soffits and fascia boards. This appealing property should prove attractive to first-time buyers, families and investors alike. Early viewing is strongly recommended.

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Glengormley
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FEATURES

- Well-proportioned three-bedroom mid terrace home
- Substantially extended kitchen with informal dining area
- Contemporary white gloss kitchen units
- Spacious living room with feature electric fire
- Three-piece shower room with electric shower
- Useful built-in storage throughout
- Oil-fired central heating
- PVC double-glazed windows and external doors
- Concrete driveway providing off-street parking
- Low-maintenance PVC soffits and fascia boards

ACCOMMODATION

OUTSIDE FRONT

Concrete drive with space for 1 car. Paved pathway leading to front door.

ENTRANCE HALL

PVC double glazed door to entrance. Stair case to first floor with hand rail. Single radiator.

LIVING ROOM

12'6" x 11'5" (3.817 x 3.490)

Feature electric fire with wooden surround. Wood laminate floor. Double radiator.

KITCHEN INTO INFORMAL DINING

21'1" x 14'9" (6.428 x 4.520)

Heavily extended kitchen with a range of white, gloss contemporary style high and low level kitchen units with contrasting work tops and complimentary splash back tiling. One and a quarter bowl stainless steel sink unit with chrome mixer tap and space for cooker with stainless steel pyramid style over head extractor fan. Space for low level fridge and freezer for washing for machine. Fully tiled floor and tiled skirting. Large under stairs storage. One single and one double radiator. PVC double glazed door to rear.

FIRST FLOOR LANDING

Access to loft.

BEDROOM 1

12'8" x 9'0" (3.868 x 2.747)

Integrated hot press with insulated cylinder and shelving. Wood laminate floor. Single radiator.

BEDROOM 2

12'8" x 10'1" (3.868 x 3.089)

(at max) Integrated storage. Wood laminate floor. Single radiator.

BEDROOM 3

10'7" x 6'11" (3.231 x 2.127)

Integrated over stair storage. Wood laminate floor. Single radiator.

SHOWER ROOM

6'0" x 5'6" (1.844 x 1.700)

Three piece white suite comprising enclosed shower with "Triton Enrich" electric shower and partially glazed sliding doors. Pedestal wash hand basin with "monobloc" chrome mixer tap. Low flush push button WC. Fully tiled walls and floors. Single radiator.

OUTSIDE

Fully enclosed and mostly paved rear garden with 6Ft timber fencing. Stone bedding. Outside lighting. Pedestrian gate to front.

Concrete drive to front with off street parking for up to two cars.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

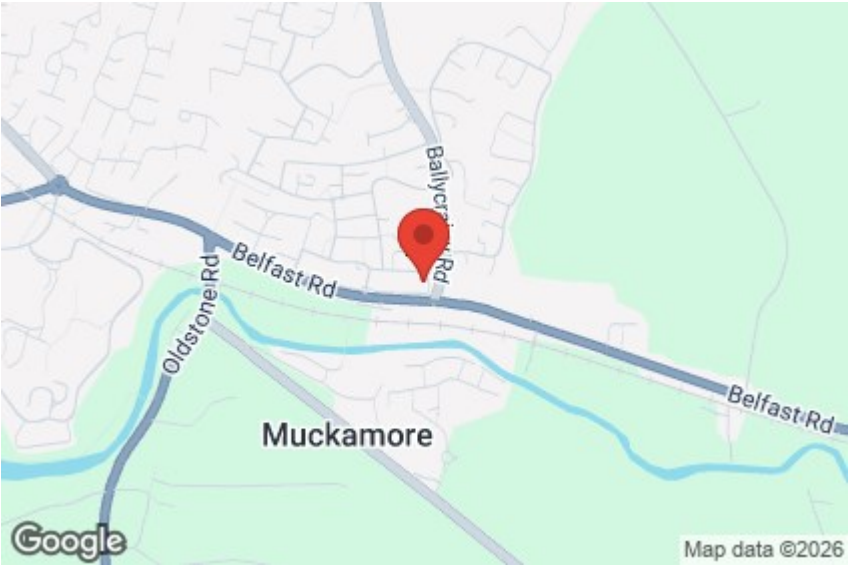
Please note, none of the services or appliances have been tested at this property.

Please also be aware this property is sold with a sitting tenant.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC



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