

107 Ballyveigh Crescent, Antrim, BT41 2FL



PRICE Offers Over £149,950

Set within a gated community, this elegantly appointed two-bedroom first-floor apartment offers stylish accommodation centred around a spacious open-plan kitchen, living and dining area. A distinctive navy blue kitchen, complemented by contrasting work surfaces, bevelled white subway-style tiling and integrated appliances, creates an attractive focal point, while feature wood panelling adds character to the living space.

Two bedrooms are served by a contemporary bathroom featuring a mains shower over the bath and an LED touch mirror. Gas-fired central heating, double-glazed windows and a high energy performance rating further enhance the appeal.

Externally, electrically operated wrought iron gates provide access to communal parking, with communal gardens incorporating a large, neatly maintained lawn. An appealing opportunity for first-time buyers and those seeking a manageable home within a gated setting. Early viewing is recommended.

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FEATURES

- Two-bedroom first-floor apartment within a gated community
- Spacious open-plan kitchen, living and dining area
- Stylish navy blue kitchen with contrasting work surfaces and bevelled white subway-style tiling
- Integrated hob, oven and grill, fridge freezer and washer dryer
- Feature wood-panelled walls and fully tiled flooring to the open-plan living space
- Contemporary bathroom with mains shower over the bath and LED touch mirror
- Gas-fired central heating and double-glazed windows
- High energy performance rating
- Push-button intercom and electric remotely operated wrought iron entrance gates
- Communal parking and gardens with a large, neatly maintained lawn

ACCOMMODATION

COMMUNAL ENTRANCE

Push-button intercom and composite entrance door opening into a communal entrance hall with fully tiled flooring. Staircase to the first floor with wrought iron railings.

PRIVATE ENTRANCE HALL

Storage cupboard with shelving. Single radiator.

OPEN PLAN KITCHEN/LIVING/DINING

16'0" x 16'0" (4.90 x 4.88)

An elegantly appointed open-plan space featuring a full range of navy blue high and low-level kitchen units with contrasting work surfaces and bevelled white subway-style splashback tiling. One and a quarter bowl stainless steel sink unit with chrome mixer tap. Integrated appliances include a four-ring halogen hob with stainless steel Franke overhead extractor fan, a low-level combination oven and grill, fridge freezer and washer dryer. Fully tiled flooring, feature wood-panelled walls, mid-level plug sockets and television points.

BEDROOM 1

12'1" x 10'8" (3.69 x 3.27)

Single radiator

BEDROOM 2

10'0" x 8'8" (3.05 x 2.66)

Single radiator.

BATHROOM

6'5" x 6'3" (1.96 x 1.91)

Contemporary white suite comprising a panelled bath with mains shower over, glazed shower screen and fully tiled splashback. Half-pedestal wash hand basin with chrome monobloc mixer tap, floor-to-ceiling tiled splashback and LED touch mirror above. Low-flush push-button WC. Textured tiled flooring, extractor fan and chrome towel radiator.

OUTSIDE

Wrought iron electric entrance gates provide access to the communal car park. Communal gardens incorporate a large, neatly maintained lawn, complemented by outside lighting, a communal outside tap and brick-built bin storage.

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	81	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Northern Ireland

EU Directive 2002/91/EC



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