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53 Ballyveigh Avenue, Antrim, County Antrim, BT41 2GX



PRICE Offers Over £189,950

53 Ballyveigh Avenue is an attractive three-bedroom semi-detached home combining contemporary styling with practical accommodation and a high energy efficiency rating.

The entrance hall features fully tiled flooring and leads to a spacious living room, where a contemporary wall-mounted electric fire provides an elegant focal point. The kitchen with informal dining is fitted with light grey Shaker-style units, contrasting work surfaces and complementary subway-style tiling, together with integrated appliances and decorative plinth lighting. A ground-floor WC adds everyday convenience.

Upstairs, the principal bedroom benefits from custom-fitted storage incorporating hanging rails, shelving, drawers and integrated bedside tables. Two further bedrooms are complemented by a modern family bathroom featuring a bath with a mains-fed shower over.

Gas-fired central heating and double-glazed windows and external doors further enhance the comfort and efficiency of this appealing home. Early viewing is strongly recommended.

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FEATURES

- Attractive three-bedroom semi-detached home
- High energy efficiency rating
- Spacious living room with a contemporary wall-mounted electric fire
- Light grey Shaker-style kitchen with contrasting work surfaces and subway-style splashback tiling
- Integrated kitchen appliances, including a fridge freezer and washing machine
- Informal dining space and decorative kitchen plinth lighting
- Convenient ground-floor WC
- Principal bedroom with extensive custom-fitted storage and integrated bedside tables
- Modern family bathroom with a mains-fed shower over the bath
- Gas-fired central heating and double-glazed windows and external doors

ACCOMMODATION

ENTRANCE HALL
Double-glazed hardwood entrance door. Fully tiled flooring. Staircase to the first floor with a moulded handrail. Single radiator.

LIVING ROOM
16'9" x 11'5" (5.11 x 3.49)
Feature contemporary wall-mounted electric fire. Wood laminate flooring. Television and broadband points. Double radiator.

KITCHEN WITH INFORMAL DINING
15'3" x 8'9" (4.65 x 2.68)
Full range of light grey Shaker-style high- and low-level kitchen units with contrasting work surfaces and complementary subway-style splashback tiling. One-and-a-quarter bowl stainless steel sink unit with a chrome mixer tap. Integrated appliances include a four-ring halogen hob with a stainless steel pyramid-style overhead extractor fan, a low-level combination oven and grill, fridge freezer and washing machine. Decorative plinth lighting. Fully tiled flooring. Double radiator.

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

FIRST FLOOR LANDING
Linen cupboard housing the gas combi boiler and shelving. Access to loft.

BEDROOM 1
12'3" x 8'1" (3.74 x 2.48)
Range of custom-fitted bedroom storage incorporating hanging rails, shelving, drawers and integrated bedside tables. Single radiator.

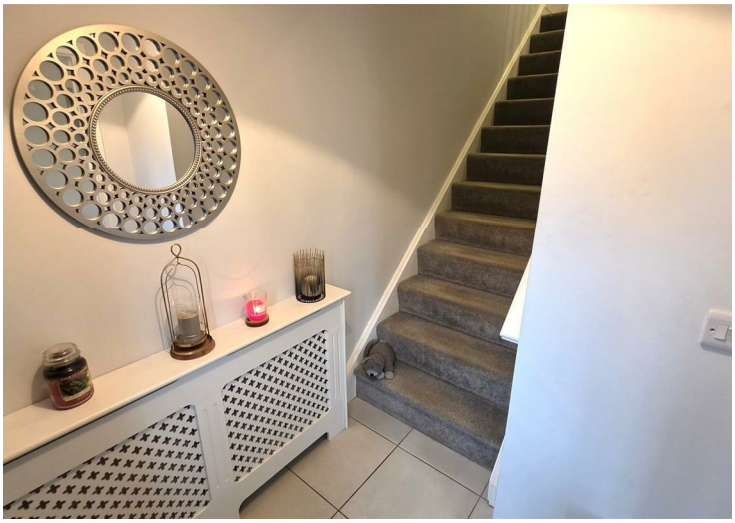
BEDROOM 2
12'7" x 8'2" (3.85 x 2.49)
Single radiator.

BEDROOM 3
7'10" x 6'11" (2.41 x 2.11)
Single radiator.

FAMILY BATHROOM
6'10" x 6'10" (2.10 x 2.09)
Modern white suite comprising a panelled bath with a fully tiled splashback, mains-fed shower over and partially glazed screen. Half-pedestal wash hand basin with a chrome monobloc mixer tap and tiled splashback. Low-flush push-button WC. Fully tiled flooring. Extractor fan. Anthracite towel radiator.

OUTSIDE
Tarmac drive to front with off street parking for two cars. Mature shrubbery and paved pathway leading to front door. Outside lighting.
To the rear a full enclosed garden offering superb privacy. 6Ft timber fencing and pedestrian gate to the front. Neat lawn and paved patio. Outside tap and outside lighting.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;
Please note, none of the services or appliances have been tested at this property.







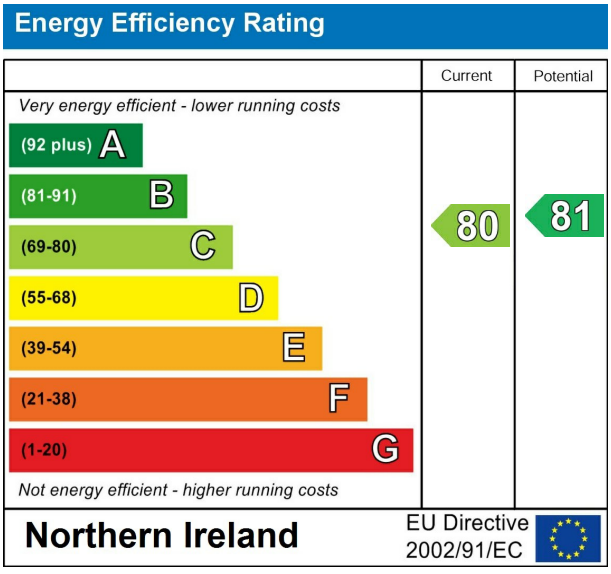














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