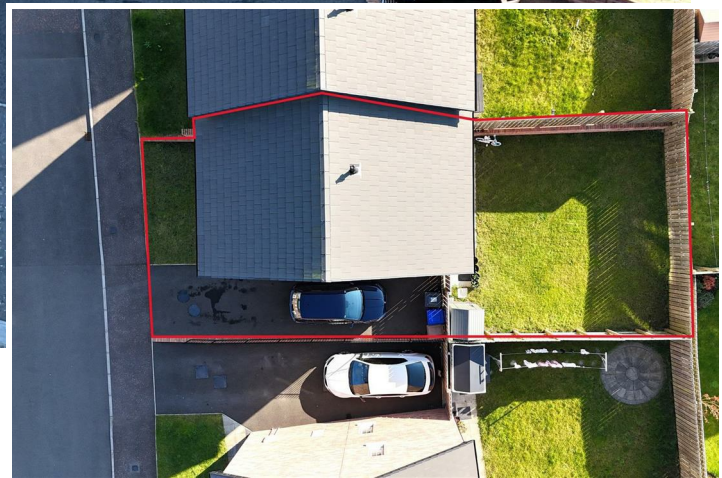


20 Ballyveigh Crescent, Antrim, County Antrim, BT41 2FL



PRICE Offers Over £174,950



This is an excellent opportunity to purchase a beautifully presented three bedroom semi-detached house occupying a generous site with superb sun orientation. Finished to an exceptionally high standard throughout, this property is likely to appeal to the young first time buyer and professional couple alike. The property benefits from stunning light grey coloured "Shaker" style kitchen units to include integrated oven, gas hob, fridge, freezer and washing machine. With sliding patio doors that open onto a fully enclosed garden to the rear with excellent sun orientation, this property will appeal to those with young children or pets.

Only on full internal inspection can one begin to appreciate the quality of this stunning property. Early viewing strongly recommended.

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FEATURES

- Entrance hall with fully tiled floor / Staircase to first floor
- Living room 16'8" x 11'7" with feature wall mounted contemporary style electric fire
- Kitchen with informal dining area / Double glazed sliding patio door to rear
- Full range of "Shaker" style high and low level units
- Integrated oven, gas hob, fridge, freezer and washing machine
- Ground floor W/C
- Three well proportioned bedrooms
- Bathroom with modern white suite to include panel bath with shower attachment
- PVC double glazed windows / Gas fired central heating / PVC fascia and soffits
- Excellent site with superb sun orientation / Tarmac drive with parking for two cars / Enclosed private garden to rear

ACCOMMODATION

ENTRANCE HALL

Fully tiled floor. Staircase to first floor with moulded handrail. Single radiator.

LIVINGROOM

16'8" x 11'7" (5.105 x 3.541)

Feature wall mounted contemporary style electric fire with pebble effect and smoked mirror glass. Double radiator.

KITCHEN / INFORMAL DINING

15'3" x 8'9" (4.655 x 2.691)

Full range of light grey "Shaker" style high and low level units with short chrome handles, complimentary work surfaces and 'bricked' style splashback tiling. One and a quarter bowl single drainer stainless steel sink unit and chrome mixer tap. Integrated four ring gas hob with stainless steel pyramid style over head extractor fan. Low level combination oven and grill. Integrated fridge, freezer and washing machine. Fully tiled flooring. Sliding patio doors to rear. Single radiator.

GROUND FLOOR WC

Modern white suite comprising low flush W/C and wall mounted wash hand basin with 'monobloc' mixer tap. Tiled splash back. Fully tiled floor. Gable side window. Single radiator.

FIRST FLOOR LANDING

Access to partially floored loft with drop down ladder.
Storage cupboard with gas combi boiler.

BEDROOM 1

12'11" x 8'1" (3.946 x 2.475)

Single radiator.

BEDROOM 2

12'7" x 8'1" (3.851 x 2.481)

Single radiator.

BEDROOM 3

6'10" x 6'7" (2.108 x 2.026)

Integrated storage cupboard with sliding mirror door over stair bulk head. Single radiator.

BATHROOM

6'10" x 6'10" (2.097 x 2.091)

Modern white suite comprising panelled bath with feature mixer taps and shower attachment. Glazed panel. Push button low flush W/C and half pedestal wash hand basin with "monobloc" mixer taps and tiled splash back. Fully tiled floor. Extractor fan. Feature wall tiling to bath area. Single radiator.

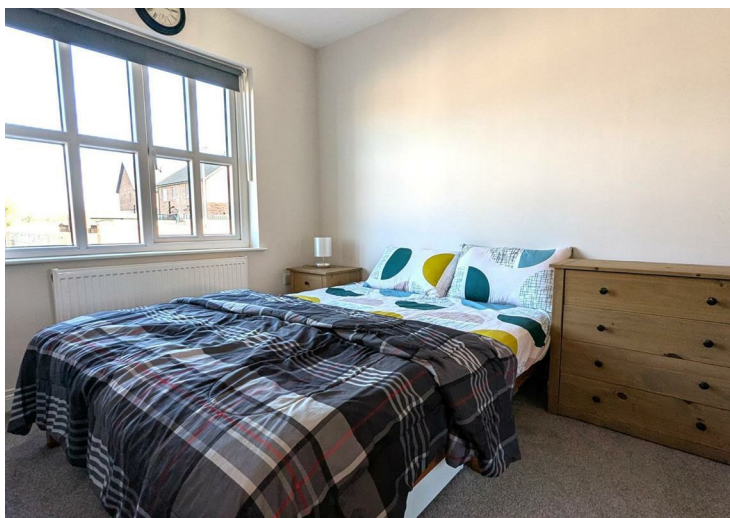
OUTSIDE

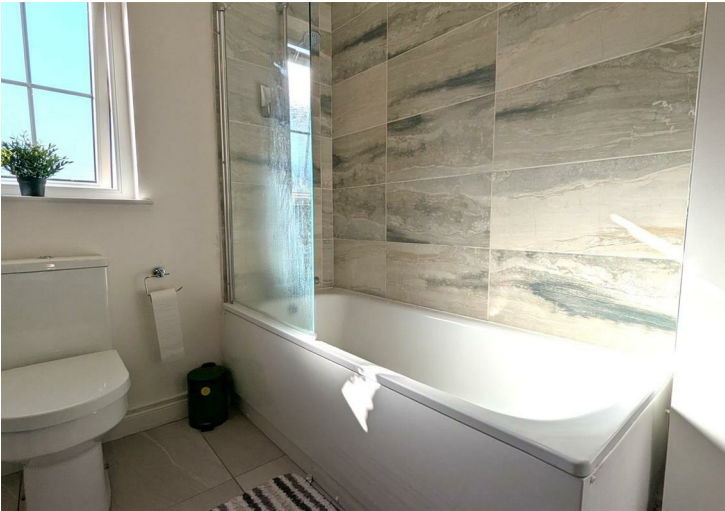
Garden to front in neat lawn. Paved pathway. Tarmac drive to side with parking for 2 cars. Timber fencing and pedestrian gate to:

Fully enclosed garden to rear in neat lawn. 6Ft. timber fencing. Outside tap and light. Excellent sun orientation.

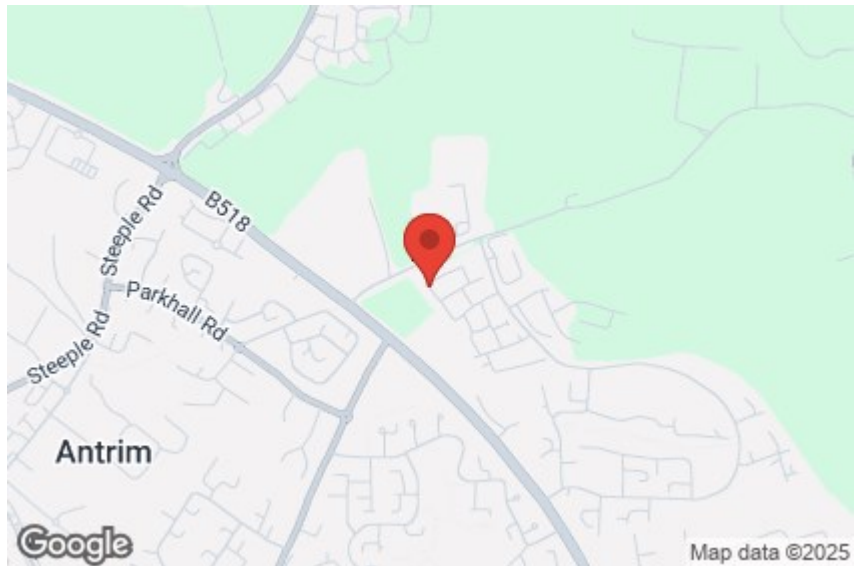
IMPORTANT NOTE TO ALL POTENTIAL PURCHAERS;

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	82	82
(69-80) C		
(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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