

## 12 Ballyveigh Drive, Antrim, BT41 2FJ



**PRICE Offers Over  
£194,950**



We are delighted to offer for sale this exceptionally well-presented 3 bedroom detached home, finished to a high standard and offering both style and practicality.

At the heart of the property is a stunning 'Shaker' style kitchen, complete with a full complement of integrated appliances, creating the perfect space for modern living complete with a generous living room with dual aspect windows offering an abundance of natural light.

Upstairs, the home boasts three generous bedrooms, one of which enjoys charming views towards Lough Neagh. Designed with efficiency in mind, the property also benefits from a high energy performance rating, ensuring comfort and economy.

This is a rare opportunity to acquire a beautifully finished home in a sought-after location. Outstanding opportunity for first time buyers and young families alike.

Early viewing is strongly recommended.

**>Sales >New Homes >Commercial >Rentals >Mortgages**

Antrim  
12 Church Street  
BT41 4BA  
Tel: (028) 9446 6777

Ballyclare  
51 Main Street  
BT39 9AA  
Tel: (028) 9334 0726

Glengormley  
9A Ballyclare Road  
BT36 5EU  
Tel: (028) 9083 0803



## FEATURES

- Entrance hall with feature tiled flooring / Staircase to first floor
- Living room 16'8" x 14'5" (max) with dual aspect windows
- Kitchen with informal dining area / PVC double glazed sliding patio doors
- Full range of Navy "Shaker" style high and low level units / Integrated oven, hob, fridge, freezer, washing machine and space for a low level dishwasher
- Ground floor W/C with modern white suite / Floor to ceiling tiled splashback to half pedestal wash hand basin
- First floor landing with access to loft / Storage cupboard with gas fired boiler
- Three well proportioned bedrooms / Principal with dual aspect windows / One with built-in wardrobe with mirrored sliding doors
- Bathroom with modern white suite to include panel bath with mixer taps and shower over
- PVC double glazed windows and patio doors / Gas fired central heating / High energy efficiency / PVC fascia and soffits
- Gardens to front and side in neat lawn / Enclosed beautifully landscaped rear garden with superb sun orientation / Tarmac drive to side with off-street parking for two cars

## ACCOMMODATION

### ACCOMMODATION

Tarmac drive to side with space for two cars. Neat lawn. Outside lighting. Composite door to:

### ENTRANCE HALL

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

### LIVING ROOM

**16'8" x 14'5" (5.102 x 4.396 )**

Into bay. Wood laminate flooring. Television points. Broadband points. Dual aspect windows. Double rad. Four panel glazed door to;

### KITCHEN WITH INFORMAL DINING

**4.872 x 2.686**

Full range of dark blue, high and low level "Shaker". Style kitchen units with contrasting work surfaces and subway style. Splash back tiling. Over counter lighting and bullet lights to the kickstand. Integrated appliances to include a four ring halogen hob with stainless steel at pyramid style, overhead extractor fan, and a low level combination oven and grill. Fridge freezer. Washing machine and low level dishwasher. 11 quarter bowl stay in the steel sink unit with chrome mixer tap. Fully tiled flooring. Single radiator. PVC double glazed sliding patio doors to rear.

## GROUND FLOOR WC

Modern white suite comprising a half pedestal Wash hand basin with 'Monobloc' chrome mixer tap. Low flush push button WC. Fully tiled floor. Gable window. Single radiator.

## FIRST FLOOR LANDING

Linen cupboard with combi gas boiler. Access to partially floored loft with pull down ladder with lighting.

## BEDROOM 1

3.990 x 3.348

(max) Into bay. Dual aspect windows. Single radiator.

## BEDROOM 2

3.816 x 2.658

Single radiator.

## BEDROOM 3

2.093 x 2.102

Integrated storage with clothing rails. Single radiator.

## BATHROOM

2.086 x 2.081

Modern white sweets, comprising a panel bath with mains, shower over and fully tiled. Splash back, with addition to a partially glazed screen. A half pedestal wash hand basin with "monobloc", chrome mixer, top and floor ceiling tiled splash back. A low flush push button w c. Fully tiled flooring. Extractor fan. Single radiator.

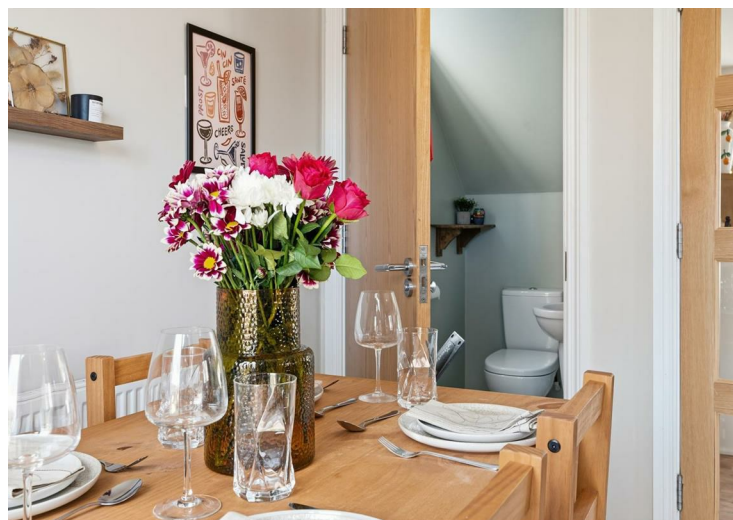
## OUTSIDE REAR

Fully enclosed rear garden with six foot privacy fencing to 2 sides and wall to other. Neat lawn with well landscaped flower bed borders. Raised timber decking. Stone pathway leading to garden shed. Outside tap and outside lighting. Timber pedestrian gate to front.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

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

Please also be aware, property boundaries are an estimation and are to be confirmed via your solicitor.



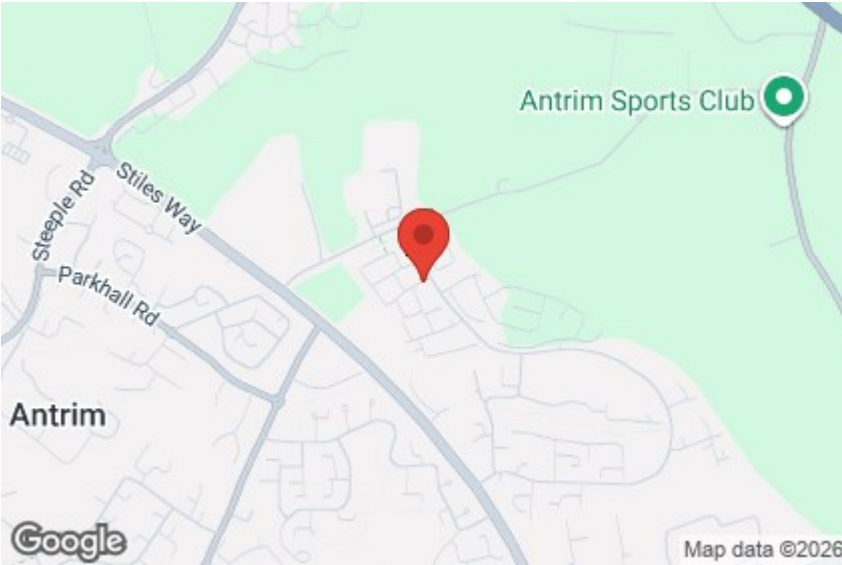


Energy Efficiency Rating

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

81

81



Mortgage IQ

Talk to one of our advisers today

12 Church Street, Antrim, Co. Antrim, BT41 4BA  
T: 028 9417 0000  
E: antrim@mortgageiq.co.uk

IQ

WE KNOW WHAT IT TAKES

Country Estates (N.I) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:

These particulars do not constitute any part of an offer or contract

All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I) Ltd. or the vendor

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact

Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

The vendor does not make or give, and neither Country Estates (N.I) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.

