

8 Ballyveigh Mews, Antrim, BT41 2FG



PRICE Offers Over £179,950

Welcome to this charming three-bedroom end townhouse located in the desirable Ballyveigh Mews, Antrim offering a perfect blend of comfort and modern living.

As you enter, you are greeted by a spacious reception room, measuring 19'0 x 11'7 which features a delightful bay window that allows natural light to flood the space. The contemporary style wall-mounted electric fire adds a touch of elegance and warmth, making it an ideal spot for relaxation or entertaining guests.

The property boasts three well-proportioned bedrooms, providing ample space for family living or accommodating guests. The bathroom is fitted with a modern white suite, including a panel bath with a shower attachment, ensuring convenience and style.

Outside, you will find lawned gardens to both the front and rear, perfect for enjoying the excellent sun orientation. This outdoor space is ideal for gardening enthusiasts or for simply soaking up the sun on a warm day. Additionally, the property offers parking for up to three vehicles, a rare find in many urban settings.

With PVC double glazed windows, gas-fired central heating, and PVC fascia and soffits, this home is designed for energy efficiency and low maintenance.

In summary, this end townhouse presents a wonderful opportunity for those seeking a modern, comfortable home in a friendly community. Don't miss your chance to make this delightful property your own.

>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 fully tiled floor / Staircase to first floor
- Living room 19'0 x 11'7 (into bay window) / Wood laminate floor / Contemporary style electric wall mounted fire
- Kitchen with informal dining area / PVC double glazed patio doors to rear
- Full range of mid grey wood grain effect "Shaker" style high and low level units / Integrated oven, hob, fridge and freezer
- Access to ground floor W/C with modern white suite
- First floor landing / Storage cupboard with wall mounted gas fired boiler
- Three well proportioned / One with built-in over stair wardrobe
- Bathroom with modern white suite to include panel bath with shower attachment
- PVC double glazed windows and sliding patio doors / Composite front door / Gas fired central heating / PVC fascia and soffits
- Tarmac parking to side for up to three cars / Gardens to front and rear in lawn

ACCOMMODATION

Composite 6 panel entrance door to:

ENTRANCE HALL

Fully tiled floor. Stair case to first floor with moulded hand rail.

LIVING ROOM

19'0 x 11'7 (5.79m x 3.53m)

(into bay) Wood laminate floor. Wall mounted contemporary style electric fire. Double radiator.

KITCHEN INTO INFORMAL DINING

15'3 x 8'10 (4.65m x 2.69m)

Full range of mid grey wood grain effect "Shaker" style high and low level units with short chrome handles and contrasting work surfaces. Bullet lights to kick board. One and a quarter bowl single drainer stainless steel sink unit with mixer taps. Integrated four ring halogen hob with low level combination oven and grill. Integrated fridge and freezer. Plumbed for integrated washing machine. Fully tiled floor. Part tiled walls to work surfaces. PVC double glazed sliding patio doors. Double radiator.

GROUND FLOOR W/C

Modern white suite comprising push button low flush W/C and wall mounted half pedestal wash hand basin with "monobloc" mixer taps and floor to ceiling tiled splash back. Fully tiled floor. Single radiator. Gable side window.

FIRST FLOOR LANDING

Access to loft. Storage cupboard with shelving. Wall mounted gas fired boiler.

BEDROOM 1

12'8 x 8'2 (3.86m x 2.49m)

(into wardrobe recess). Single radiator.

BEDROOM 2

12'11 x 8'2 (3.94m x 2.49m)

(max) Single radiator.

BEDROOM 3

7'11 x 6'11 (2.41m x 2.11m)

into built-in over stair storage with mirrored glass sliding doors. Single radiator.

BATHROOM

6'10 x 6'10 (2.08m x 2.08m)

Modern white suite comprising panelled bath with feature mixer taps and attached shower head. Glazed shower screen. Push button low flush W/C and half pedestal wall mounted wash hand basin with "monobloc" mixer taps and floor to ceiling tiled splash back. Fully tiled floor. Single radiator.

OUTSIDE

Garden to front in lawn and paved pathway. Crushed slate border to bay window. Tarmac drive with parking for up to three cars. 6Ft. timber fence and pedestrian gate to: Fully enclosed garden to rear in lawn and paved pathway. 7Ft. timber fencing. Outside tap and light

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

Please note, none of the services or appliances have been





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	82	82
(81-91) B		
(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 	



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.