

## 20 Ballyveigh Brae, Antrim, BT41 2GW



### PRICE Offers Over £154,950

This is an excellent opportunity to purchase a beautifully presented three bedroom end townhouse occupying a generous site with a private enclosed garden to the rear with great sun orientation. Finished to a high standard throughout, this property is likely to appeal to the young first time buyer and professional couple alike. The property benefits from double glazed sliding patio doors to the rear from the informal dining area and stunning light grey coloured wood grain effect "Shaker" style kitchen units to include integrated oven, hob, fridge, freezer and washing machine together with modern white sanitary ware to the family bathroom and ground floor W/C.

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 / Staircase to first floor
- Living room 16'9" x 11'9" (max) with feature wall mounted electric fire
- Kitchen with informal dining area / Double glazed sliding patio doors to rear
- Full range of light grey woodgrain effect "Shaker" style high and low level units / Integrated oven, hob, fridge, freezer and washing machine
- Ground floor W/C with modern white suite
- First floor landing with access to partially floored loft / Storage cupboard with gas fired boiler
- Bathroom with modern white suite to include panel bath with mixer taps and shower attachment
- PVC double glazed windows
- Enclosed rear garden with superb sun orientation and privacy
- Excellent opportunity for the young First Time Buyer and family alike

## ACCOMMODATION

### ENTRANCE HALL

Double glazed 2 panel door to entrance. Stair case to first floor with single radiator.

### LIVING ROOM

16'9" x 11'9" (5.115 x 3.601)

Feature mounted electric fire. Double radiator.

### KITCHEN INTO INFORMAL DINING

15'5" x 11'9" (4.70m x 3.58m)

Full range of high and low level "Shaker" style kitchen units with complimentary work tops and splash back tiling. One and a quarter bowl stainless steel sink unit with chrome mixer tap. Integrated appliances to include four ring halogen hob with pyramid style over head extractor fan and low level combination oven/grill, fridge freezer and washing machine. Fully tiled floor. Bullet lights to kick stand. Double radiator. Sliding patio doors to rear.

### GROUND FLOOR WC

Modern white suite comprising low flush push button WC and wall mounted wash hand basin with chrome mixer tap and tiled splash back. Fully tiled floor. Single radiator.



## FIRST FLOOR LANDING

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

## BEDROOM 1

12'3" x 8'4" (3.759 x 2.549)

Single radiator.

## BEDROOM 2

13'3" x 8'4" (4.049 x 2.546)

Single radiator.

## BEDROOM 3

7'10" x 6'10" (2.408 x 2.101)

Single radiator.

## BATHROOM

6'10" x 6'10" (2.093 x 2.084)

Modern white suite comprising low flush push button WC,  
wall mounted wash hand basin with chrome mixer tap and  
tiled splash back. Panel bath with shower over and partially  
glazed screen and tiled walls. Fully tiled floor. Extractor  
fan. Double radiator.

## OUTSIDE REAR

Fully enclosed rear garden offering excellent sun  
orientation. Neat lawn. 6 Ft timber fencing and pedestrian  
gate to front. Outside tap and light.

## FRONT

Tarmac drive to side with parking for up to two cars.  
Outside light.

## 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) <b>A</b>			
(81-91) <b>B</b>		<b>82</b>	<b>82</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		



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