

67 Ballyveigh Crescent, Antrim, BT41 2FL



PRICE Offers Over £194,950

Welcome to this stunning detached house located on Ballyveigh Crescent in Antrim!

This modern property, built in 2024, boasts three well-proportioned bedrooms, perfect for a growing family or those in need of extra space. The large living room is a highlight, featuring dual aspect windows that flood the room with natural light, including a charming bay window offering open views.

The luxury kitchen is a chef's dream, equipped with a full range of integrated appliances, making cooking and entertaining a breeze. Imagine preparing meals in this stylish and functional space!

Situated on a superb elevated site, this house offers excellent sun orientation and breathtaking views of Lough Neagh. Whether you enjoy your morning coffee or evening relaxation, the outdoor setting is sure to impress.

Additionally, the property features gas-fired central heating and PVC double glazed windows ensuring warmth and comfort throughout the house, especially during the colder months.

Don't miss the opportunity to make this house your home and enjoy the best of modern living in a picturesque location. Contact us today to arrange a viewing and experience the charm of this beautiful property firsthand.

>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 16'9 x 14'5 (into bay) with dual aspect windows
- Kitchen with informal dining area / PVC double glazed sliding patio doors to rear
- Full range of limed oak effect high and low level units / Integrated oven, hob, fridge, freezer, dishwasher and washing machine
- First floor landing / Storage cupboard with gas fired boiler
- Three well proportioned bedrooms / Master with dual aspect windows / Bedroom 3 with built-in over stair storage with sliding mirrored doors
- Family bathroom with modern white suite to include panel bath with feature mixer taps and shower attachment
- PVC double glazed windows / Gas-fired central heating
- Tarmac driveway with off-street parking for two cars / Enclosed garden to rear with views of Lough Neagh and excellent sun orientation
- Generous site with open aspect to one side

ACCOMMODATION

PVC 6 panel door with double glazed over light to:

ENTRANCE HALL

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

LIVING ROOM

16'9 x 14'5 (5.11m x 4.39m)

(into bay) Dual aspect windows. Double radiator.

KITCHEN WITH INFORMAL DINING

16'1 x 8'10 (4.90m x 2.69m)

Full range of limed oak effect high and low level units with feature gold coloured handles and contrasting work surfaces. One and a quarter bowl single drainer stainless steel sink unit and mixer taps. Integrated four ring halogen hob with pyramid style stainless steel over head extractor. Low level combination oven and grill. Integrated fridge, freezer, dish washer and washing machine. Part tiled walls to work surfaces. Over window pelmet. Fully tiled floor. Double radiator. PVC double glazed sliding patio door to rear.

GROUND FLOOR W/C

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

FIRST FLOOR LANDING

Storage cupboard with gas fired boiler.

BEDROOM 1

13' x 11' (3.96m x 3.35m)

(into bay) Dual aspect windows. Single radiator.

BEDROOM 2

12'7 x 8'9 (3.84m x 2.67m)

Single radiator.

BEDROOM 3

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

(to include over stair storage with sliding mirrored door)

Single radiator.

BATHROOM

6'11 x 6'10 (2.11m x 2.08m)

Modern white suite comprising panelled bath with feature mixer taps and shower attachment. Glazed screen. Fully tiled walls to bath area. Push button low flush W/C and half pedestal wash hand basin with "monobloc" mixer taps and floor to ceiling tiled splash back. Fully tiled floor. Extractor fan. Polished chrome heated towel rail.

OUTSIDE

Tarmac drive to side with off street parking for 2 cars. Timber pedestrian gate and 6Ft. fence to rear. Parkland fencing to front and side. Garden to front and side in neat lawn. Outside tap and light. Feature brick walling. Fully enclosed garden to rear with excellent views to Lough Neagh and sun orientation. Feature walling to road side and 5Ft. timber fencing to side and rear. Raised and paved patio area. Timber shed 8 x 6 with stable style door. Power and light.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

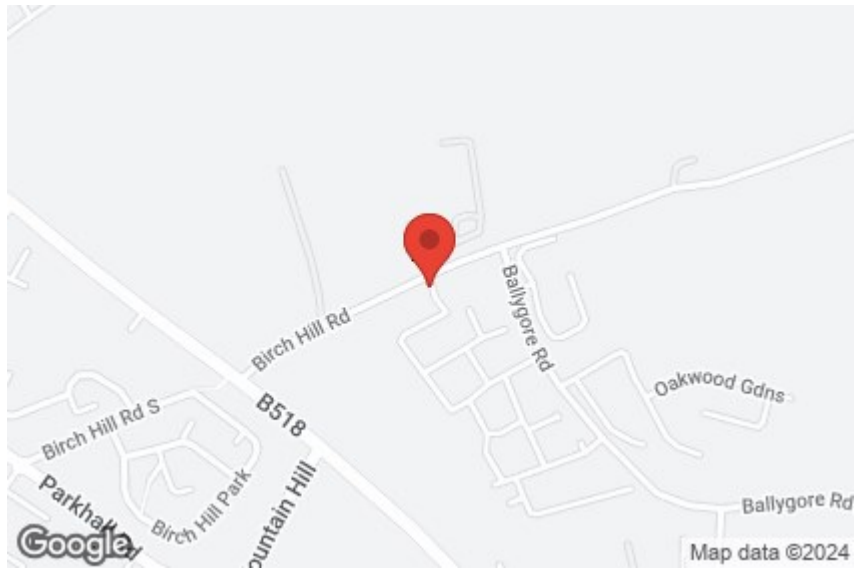
Please note, none of the services or appliances have been tested at this property.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(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.

PRS Property Redress Scheme