



26 Ballyveigh Drive, Antrim, BT41 2FJ

- Detached Home
- Bay Fronted Lounge
- Furnished Cloakroom
- Gas Heating; PVC Double Glazing
- Gardens Front, Side and Rear
- Three Bedrooms
- Kitchen Through Dining Room
- Deluxe, Family Bathroom
- Private Driveway
- Popular Development; Convenient Location

Offers Over £189,950

EPC Rating B



26 Ballyveigh Drive, Antrim, BT41 2FJ



## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Composite, panelled front door with hardwood, double glazed fanlight over. Tiled floor. Stairwell to first floor.

#### LOUNGE 16'9" x 14'6" (wps)

Dual aspect windows.



## **KITCHEN THROUGH DINING ROOM 16'0" x 8'9"**

Modern fitted kitchen with range of high and low level storage units with contrasting, quartz effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated, ceramic, touch screen hob with stainless steel extractor hood over. Integrated oven, fridge freezer, dishwasher and washer dryer. Splashback tiling to walls. Recessed lighting to kickboard. Tiled floor. PVC double glazed, sliding, patio door to rear garden.

## **FURNISHED CLOAKROOM**

Contemporary, white, two piece suite comprising semi pedestal wash hand basin and WC. Splashback tiling to sink. Tiled floor.

## **FIRST FLOOR**

### **LANDING**

Access to store with gas fired central heating boiler. Access to roof space.

### **BEDROOM 1 13'1" x 11'0" (wps)**

Dual aspect windows.

### **BEDROOM 2 10'10" x 8'9" (plus wardrobe space)**

Fitted wardrobes in mirror panelled, sliding doors.

### **BEDROOM 3 6'10" x 6'7" (plus wardrobe space)**

Fitted wardrobe in mirror panelled, sliding doors.

### **DELUXE BATHROOM**

Contemporary, white, three piece suite comprising panelled bath, semi pedestal wash hand basin and WC. Thermostat controlled mains shower unit, with drench shower head and glass shower screen over bath. Part tiling to walls. Tiled floor.

### **EXTERNAL**

Front garden finished in lawn.

Generous sized private driveway, finished in tarmac.

Side garden finished in range of plants, trees and shrubbery. External lighting.

PVC soffits, fascia and rainwater goods.

Fully enclosed rear garden, finished in lawn and paved patio area.

## **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**





Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.



**Immaculately presented, three bedroom, detached home, situated within the popular Ballyveigh development, Ballygore Road, Antrim. The property comprises entrance hall, lounge, kitchen through dining room, furnished cloakroom, three well-proportioned bedrooms, and separate, deluxe family bathroom, with white, three piece suite. Externally, the property enjoys private driveway, and gardens front, side and rear. Other attributes include gas heating, PVC double glazing, and convenient location. Early viewing is highly recommended to avoid disappointment.**



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

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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