

5 Ballyveigh Gardens, Antrim, BT41 2FH



PRICE Offers Over £174,950

This is an excellent opportunity to purchase a beautifully presented three bedroom semi-detached house occupying a generous site with superb sun orientation and privacy to the rear. 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 a stunning mid grey coloured "Shaker" style kitchen units to include integrated oven, hob, fridge, freezer and washer/dryer together with modern white sanitary ware to the family bathroom and ground floor W/C. With double glazed sliding patio doors that open onto a fully enclosed garden to the rear with views towards Lough Neagh, this property is ideally positioned to take full advantage of the excellent sun orientation.

Only on full internal inspection can one begin to appreciate the quality of this stunning property.

Early viewing strongly recommended.

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



FEATURES

- Entrance hall with fully tiled floor / Staircase to first floor
- Living room 18'9" x 11'6" (into bay) with contemporary style wall mounted electric fire
- Kitchen with informal dining area / Double glazed sliding patio doors to rear
- Full range of light grey coloured "Shaker" style high and low level units / Integrated oven, hob, fridge, freezer and washer / dryer
- Ground floor W/C with modern white suite
- First floor landing / Access to loft
- Three well proportioned bedrooms / One with built-in wardrobe with sliding mirrored doors
- Bathroom with modern white suite to include panel bath with mixer taps and shower attachment
- PVC double glazed windows / Gas fired central heating / Double glazed sliding patio doors to rear
- Tarmac drive to side with off-street parking for two cars / Fully enclosed garden to rear with excellent sun orientation and privacy / Views towards Lough Neagh

ACCOMMODATION

ENTRANCE HALL

Staircase to first floor with molded handrail. fully tiled floor. Single radiator

LIVINGROOM

18'9" x 11'6" (at max) (5.740 x 3.528 (at max))

Feature bay window. Feature contemporary style wall mounted electric fire. Double radiator

KITCHEN / INFORMAL DINING

15'4" x 8'9" (4.697 x 2.676)

full range of mid grey 'shaker' style high and low level units with complimentary worktops and splash-back tiling. Integrated appliances to include; a four ring halogen hob with stainless steel pyramid style overhead extractor fan, low level combination oven and grill, fridge freezer and washer dryer, over counter lighting. bullet lights to the kickstands, fully tiled floor. Single radiator. PVC sliding door to rear.

GROUND FLOOR WC

Modern white suite comprising a wall mounted wash hand basin with 'mono-bloc' chrome mixer taps and splash-back tiling, low flush push button WC. Single radiator.

FIRST FLOOR LANDING

Access to loft.

BEDROOM 1

13'0" x 8'2" (3.968 x 2.495)

Single radiator.

BEDROOM 2

12'7" x 8'2" (3.847 x 2.493)

Single radiator.

BEDROOM 3

6'10" x 6'8" (2.099 x 2.050)

integrated storage with sliding mirror door. Single radiator

BATHROOM

6'10" x 6'10" (2.097 x 2.089)

modern white suite comprising a panel bath with mains shower over, tiled splash-back surround and and partially glazed screen. Wall mounted wash hand basin with 'monobloc' chrome mixer tap and tiled splash-back. low flush push button WC. Extractor fan. Fully tiled floor. Single Radiator.

OUTSIDE REAR

Fully enclosed rear garden with excellent sun orientation and privacy. Raised paved patio and steps to neat lawn. 6ft timber fencing and pedestrian gate to front, outside tap and light.

OUTSIDE FRONT

Tarmac drive to side with space for two cars. Neat lawn. Paved pathway with purple shade stone boarder to front door.

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	82	82
(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	



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