

## 33 Ballyveigh Avenue, Antrim, BT41 2GX



### PRICE Offers Over £169,950

This is an excellent opportunity to purchase a beautifully presented three bedroom semi detached house 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 mid grey coloured wood grain effect "Shaker" style kitchen units to include integrated oven, hob, fridge, freezer, dishwasher and washer /dryer 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 11'5"
- Kitchen with informal dining area / Double glazed sliding patio doors to rear
- Full range of mid grey woodgrain effect "Shaker" style high and low level units / Integrated oven, hob, fridge, freezer, dishwasher and washer / dryer
- Ground floor W/C with modern white suite
- First floor landing with access to partially floored loft / Storage cupboard with gas fired combi boiler
- Bathroom with modern white suite to include panel bath with mixer taps and shower over
- PVC double glazed windows / PVC soffits and fascia boards / Gas fired central heating
- Enclosed rear garden with superb sun orientation and privacy
- Excellent opportunity for the young First Time Buyers and young families alike

## ACCOMMODATION

### ENTRANCE HALL

Double glazed two panel glass door to entrance. Staircase to first floor with moulded handrail. Fully tiled floor. Single radiator.

### LIVING ROOM

16'9" x 11'5" (5.110m x 3.499m)

Double radiator.

### KITCHEN / INFORMAL DINING

15'3" x 8'9" (4.649m x 2.670m)

Full range of high and low level mid grey 'shaker style' kitchen units with complimentary worktops and splash-back tiling. One and one quarter bowl stainless steel sink unit with chrome mixer tap. Integrated appliances to include a four ring halogen hob with stainless steel pyramid style overhead extractor fan, a low level combination oven and grill, fridge freezer, washer dryer and dishwasher. Bullet lights to kickstand and over counter lighting. PVC double glazed sliding patio door to the rear garden. Fully tiled floor. Double radiator.

### GROUND FLOOR WC

Modern white suite comprising a wall mounted wash hand basin with 'Monobloc' chrome mixer tap and tiled splashback. Low flush push button WC. Fully tiled floor and single radiator.

## FIRST FLOOR LANDING

Access to partially floored loft with drop down ladder. Hot press with combi gas boiler.

## BEDROOM 1

11'2" x 8'1" (3.413m x 2.478m)

Integrated storage with sliding mirror doors. Single radiator.

## BEDROOM 2

12'5" x 8'1" (3.792m x 2.478m)

Feature wood panelled wall. Single radiator.

## BEDROOM 3

7'10" x 6'11" (2.411m x 2.110m)

Wood laminate floor. Single radiator.

## BATHROOM

6'10" x 6'10" (2.097m x 2.093m)

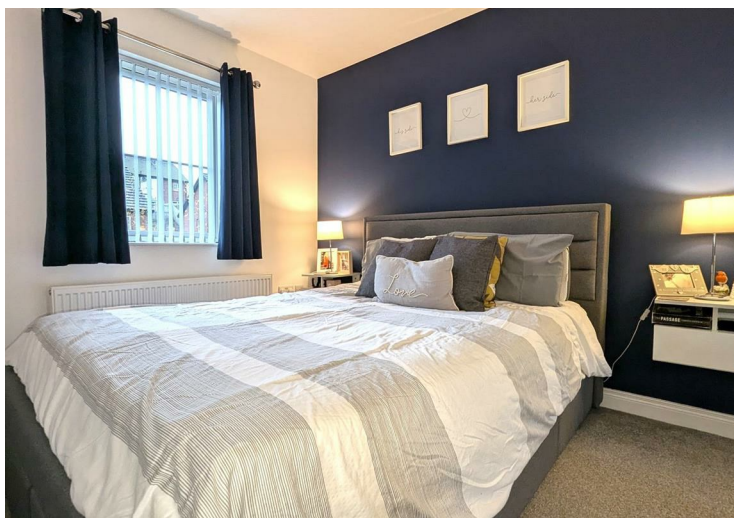
Modern white suite comprising a panel bath with chrome mixer tap, shower over, partially glazed screen and fully tiled splashback. Wall mounted wash hand basin with 'Monobloc' chrome mixer tap and tiled splashback. Low flush push button WC. Fully tiled floor. Extractor fan. Low voltage downlights and a double radiator.

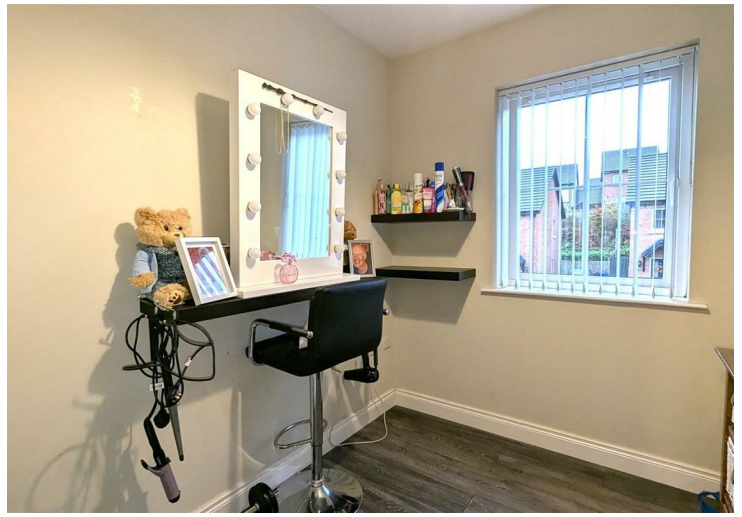
## OUTSIDE REAR

Fully enclosed rear garden with excellent sun orientation and privacy. Neat lawn. Paved patio. 6Ft timber fencing and pedestrian gate to driveway. Outside tap 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) <b>A</b>			
(81-91) <b>B</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	<b>80</b>	<b>81</b>



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