

38 Ballyveigh Avenue, Antrim, BT41 2GX



PRICE Offers Over £159,950

This is an excellent opportunity to purchase a beautifully presented three bedroom mid townhouse occupying a generous site with superb privacy to the rear.

Finished to an exceptionally high standard throughout, this property is likely to appeal to the young first time buyer and professional couple alike. The property benefits from stunning light grey coloured "Shaker" style kitchen units to include integrated oven, hob, fridge, freezer, dishwasher and washing machine. With sliding patio doors that open onto a partially paved, fully enclosed garden to the rear this property will appeal to those with young children or pets.

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

Early viewing strongly recommended.

>Sales >New Homes >Commercial >Rentals >Mortgages

Antrim
12 Church Street
BT41 4BA
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Ballyclare
51 Main Street
BT39 9AA
Tel: (028) 9334 0726

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



FEATURES

- Entrance hall / Staircase to first floor
- Living room 16'9" x 11'9" (max) with feature 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 loft / Storage cupboard with gas fired boiler
- Three well proportioned bedrooms
- Bathroom with modern white suite to include panel bath with mixer taps and shower attachment
- Fully enclosed rear garden with excellent sun orientation
- Excellent opportunity for the young First Time Buyer and family alike

ACCOMMODATION

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Side by side tarmac driveway with space for two cars. Outside light. Leading to:

ENTRANCE HALL

Double glazed 2 panel door to entrance. Stair case to first floor with moulded handrail. Fully tiled floor. Single radiator.

LIVING ROOM

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

Feature electric fireplace. Double radiator.

KITCHEN INTO INFORMAL DINING

15'5" x 11'8" (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, dishwasher and washing machine. Bullet lights to kick stand. Fully tiled floor. 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 loft. Storage cupboard with combi gas boiler.

BEDROOM 1

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

Single radiator.

BEDROOM 2

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

Single radiator.

BEDROOM 3

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

Single radiator.

BATHROOM

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

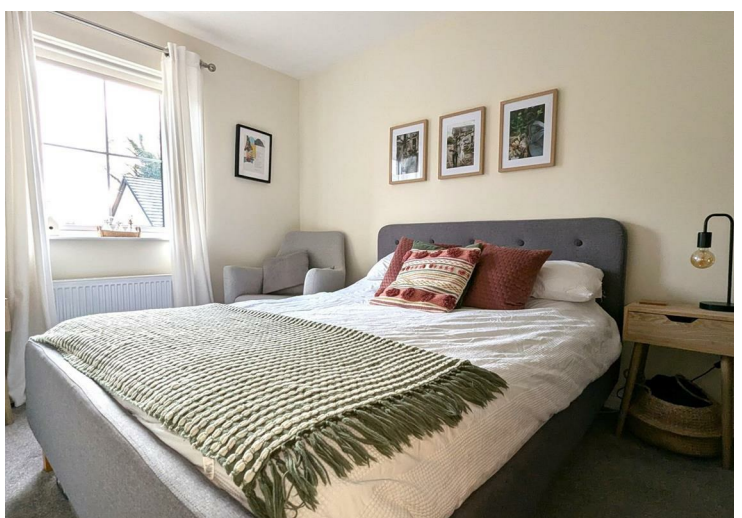
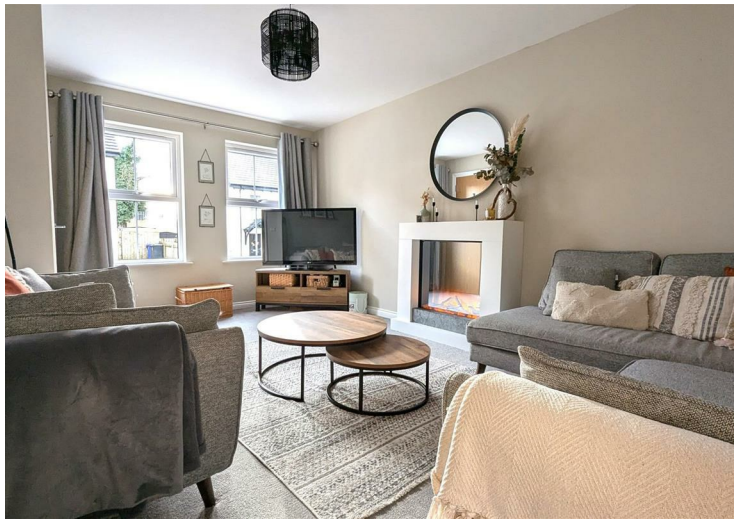
Modern white suite comprising low flush push button WC, wall mounted wash hand basin with chrome mixer tap and tiled splash back. Panel bath with shower over, partially glazed screen and fully tiled splashback. Fully tiled floor. Extractor fan. Double radiator.

OUTSIDE REAR

Full enclosed rear garden offering excellent privacy. Large patio with steps to raised neat lawn. Raised flower bedding. Six foot timber fencing and retaining wall to rear. Timber pedestrian gate to alleyway for bin access. 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) A			
(81-91) B		83	83
(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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