

25 Ballycraigy Drive, Antrim, BT41 1NE



PRICE Offers Over £109,950

This is an incredibly rare opportunity to purchase a three bedroom semi-detached house and detached garage occupying an enviable position on the periphery of Ballycraigy with open aspect to the front. Benefiting from a generous well proportioned living room with feature fireplace and separate dining room, this property also boasts a country style kitchen with full range of high and low level kitchen units and integrated oven and hob. The ground floor easy access shower suite benefits from a large walk-in shower, Low flush push button WC, wash hand basin with storage below and anti-slip flooring. With substantial gardens to the side and rear, a detached garage and a brick built utility house, this property is likely to appeal to even the most discerning purchasers.
Early viewing strongly recommended.

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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 staircase to first floor
- Living room 13'3" x 9'8" with feature open fireplace and inset / 8 panel through to;
- Dining room 6'11" x 16'0" with glass panel double doors too:
- Kitchen with full range of country tyle high and low level units / Integrated oven and hob
- First floor landing
- Three well proportioned bedrooms / One with built-in wardrobe
- Easy access shower room to the ground floor with modern white suite
- Substantail garden with two patio areas, lawns and access to garage
- Detached garage with up and over door and brick built utility house plumbed for washing machine and tumble dryer
- Excellent opportunity for first time buyers and investors alike

ACCOMMODATION

OUTSIDE FRONT

Neat lawns. Private drive with space for one car. Paved pathway to front door.

ENTRANCE HALL

Stair case to first floor with hand rail. Single radiator.

GROUND FLOOR SHOWER ROOM

Modern white suite comprising. Wet room style easy access shower. Wash hand basin with "monobloc" chrome mixer tap and storage below. Low flush push button WC.

Anti slip flooring. Chrome towel radiator.

LIVING ROOM

13'3" x 9'8" (4.043 x 2.956)

Feature open fire with cast iron inset, tiled surround and hearth. Large picture window. Double radiator. 8 glass panel door to:

DINING ROOM

6'11" x 16'0" (2.113 x 4.899)

Wood laminate floor. Double radiator. 8 pane double doors to:

KITCHEN

12'11" x 10'0" (3.940 x 3.070)

Full range of high and low level "Country" style kitchen units with complimentary work tops and splash back tiling. Display cabinets. One and a quarter bowl stainless steel sink unit with chrome mixer tap. Integrated four ring gas hob with low level combination oven and grill. Space for low level fridge freezer. Fully tiled floor. Double radiator. Glass panel door to rear.

BEDROOM 1

12'7" x 9'10" (3.849 x 3.022)

Integrated storage cupboard. Single radiator.

BEDROOM 2

8'11" x 7'5" (2.725 x 2.262)

Wood laminate floor. Single radiator.

BEDROOM 3

10'5" x 6'8" (3.181 x 2.057)

Wood laminate floor. Single radiator.

BRICK BUILT UTILITY HOUSE

8'0" x 6'2" (2.454 x 1.881)

Space for washing machine and tumble dryer. Single drainer stainless steel unit with stainless steel hot and cold taps. Fully tiled floor. Gas combi boiler.

OUTSIDE REAR

Mostly enclosed rear garden with raised neat lawn. Glass green house. Steps to raised patio and lower patio with access to garage.

GARAGE

17'7" x 9'0" (5.381 x 2.753)

Full electrics. Up and over door.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

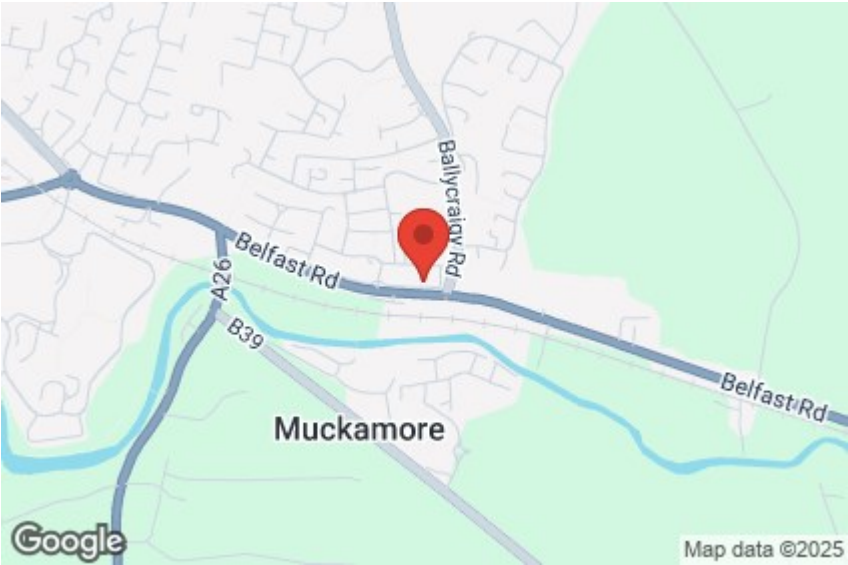
Please note, none of the services or appliances have been tested at this property





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	62
(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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