

10 Ballyveigh Walk, Antrim, BT41 2FF



PRICE Offers Over £189,950

This is an incredibly rare opportunity to purchase beautifully presented nearly new detached home in the much sought after Ballyveigh development.

Finished to an exceptional standard throughout, this three bed detached property benefits from a stunning 'Shaker' style kitchen with a full range of high and low level units to include integrated oven, hob, fridge freezer and washing machine.

With a double glazed PVC door with sidelight that opens onto a fully enclosed garden to the rear with superb sun orientation. The property also boasts modern white sanitary ware to the family bathroom, ground floor W/C and a three piece ensuite to the master bedroom.

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
BT39 9AA
Tel: (028) 9334 0726

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



FEATURES

- Entrance hall with fully tiled floor / Understairs storage cupboard / Staircase to first floor / Ground Floor WC
- Spacious family Living room 14'9" x 13'9"
- Kitchen with informal dining area / Double glazed door to rear with sidelight
- Full range of "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 / Access to loft
- Three well proportioned bedrooms / Master with En-suite
- Bathroom with modern white suite to include panel bath with mixer taps and shower over
- PVC double glazed windows / Gas fired central heating / PVC soffits and Facia Boards / Remote control alarm system
- Tarmac drive to side with off-street parking for two cars / Fully enclosed garden to rear with superb sun orientation

ACCOMMODATION

ENTRANCE HALL

Composite door to large fully tiled entrance hall with under stair storage and shelved storage cupboard with Gas combination boiler. Single radiator. Stair case to first floor with moulded hand rail.

LOUNGE

14'9" x 13'9" (4.496 x 4.199)
Double radiator.

GROUND FLOOR WC

Modern white suite comprising low flush push button WC and wall mounted wash hand basin with chrome mixer taps and floor to ceiling tiled splash back. Fully tiled floor. Single radiator.

KITCHEN INTO INFORMAL DINING

13'9" x 10'10" (4.193 x 3.306)
Full range of light grey "Shaker" style high and low level kitchen units with contrasting work tops and splash back tiling. Integrated four ring halogen hob with stainless steel pyramid style over head extractor fan. Integrated low level combination oven and grill. One and a quarter bowl stainless steel unit with chrome mixer tap. Integrated fridge freezer and washing machine. Over counter LED lighting and bullet lights to kick board. Fully tiled floor. Single radiator. PVC double glazed door with side light to rear.

FIRST FLOOR LANDING

Access to loft.

BEDROOM 1

14'1" x 11'4" (4.307 x 3.473)

(max) Wood laminate flooring. Single radiator.

ENSUITE

7'11" x 4'3" (2.437 x 1.298)

Modern white suite comprising a wall to wall enclosed shower with sliding glazed door. Fully tiled walls and "Redring" pure thermostatic shower. Wall mounted wash hand basin with chrome mixer tap and floor to ceiling tiled splash back. Fully tiled floor. Single radiator. Extractor fan.

BEDROOM 2

9'5" x 9'10" (2.884 x 2.998)

Single radiator.

BEDROOM 3

9'10" x 7'5" (3.018 x 2.278)

(max) Single radiator.

BATHROOM

7'0" x 5'6" (2.141 x 1.699)

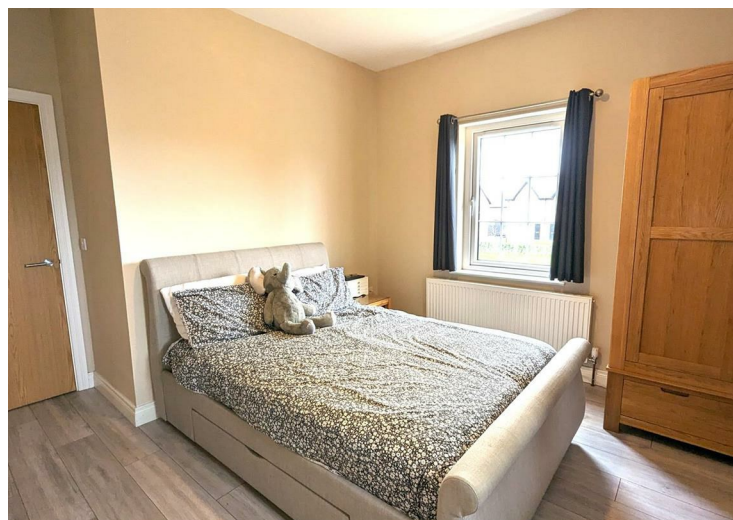
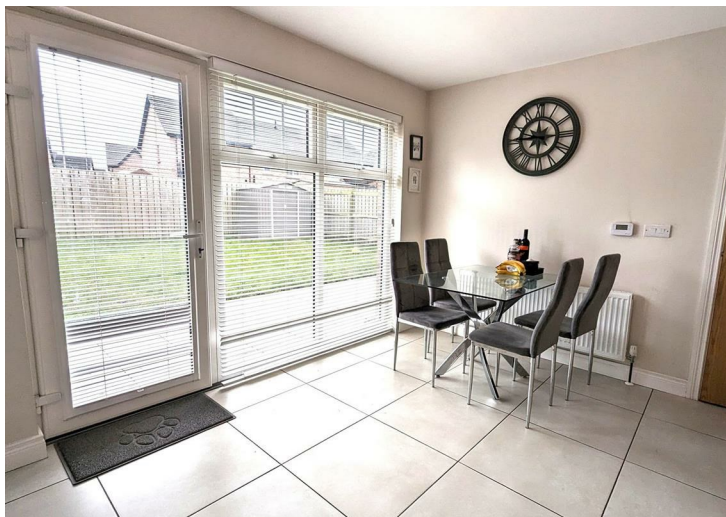
Modern white suite comprising panel bath with mains shower over and fully tiled splash back surround. Low flush WC. Wall mounted wash hand basin with chrome mixer tap and tiled splash back. Extractor fan. Fully tiled floor. Single radiator.

OUTSIDE

Fully enclosed rear garden offering excellent sun orientation with large paved and decorative stone border. Neat lawn. 6 Ft timber fencing and two pedestrian gates to front. Outside tap and light. To the front a tarmac drive with parking for 2 cars. Outside light and pedestrian access to rear.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASES;

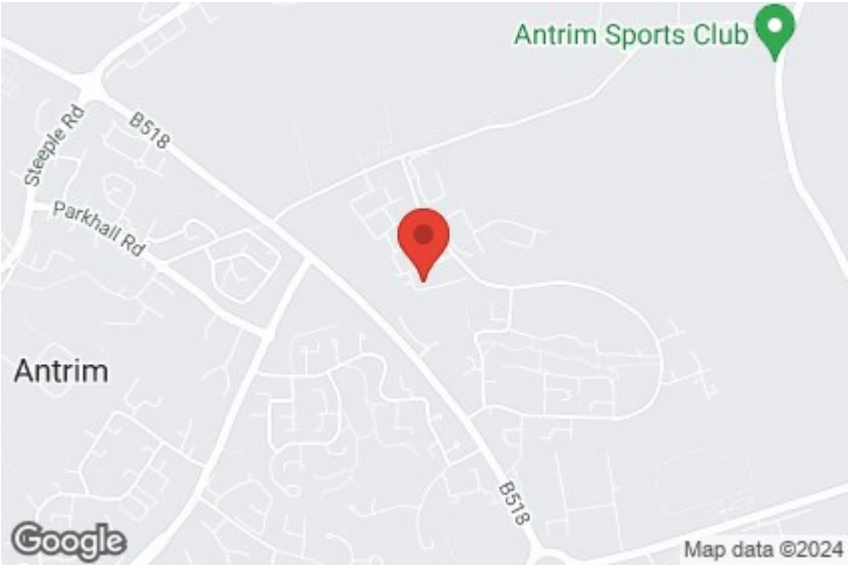
Please note, none of the services or appliances have been tested at this property.





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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