

## 17 Ballyveigh Avenue, Antrim, BT41 2GX



### PRICE Offers Over £144,950

This is an incredibly rare opportunity to purchase a unique three bedroom duplex apartment in the sought after Ballyveigh development close to the town centre with easy access to bus routes and schools. Occupying a private position within this recently completed scheme, this delightful apartment is likely to appeal to a wide range of discerning purchasers including single professionals, couples and those wishing to downsize. Finished to an exceptionally high standard throughout, this beautiful property boasts its own entrance, quality kitchen units with a host of integrated appliances, modern white sanitary ware to the bathroom and ensuite together with a communal garden to the side. Early viewing strongly recommended.

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BT36 5EU  
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## FEATURES

- Push button door entry to private entrance hall
- Tiled entrance hall with staircase to first floor
- Kitchen with informal dining area
- Full range of light grey coloured "Shaker" style high and low level units / Integrated gas hob, electric oven, fridge / freezer, dishwasher and washer dryer
- Living room 16'10 x 11'8 with dual aspect windows
- Second floor landing
- Three well proportioned bedrooms (Master with ensuite shower room)
- Bathroom with modern white suite
- Double glazed windows / Gas fired central heating / Communal parking to side / Communal Garden
- Excellent opportunity for young professional and downsizer alike

## ACCOMMODATION

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Double glazed composite door to entrance with fully tiled floor. Stair case to first floor with moulded hand rail. Off street parking for 1 car.

### FIRST FLOOR LANDING

Storage cupboard with combi gas boiler. Stair case to second floor with moulded hand rail.

### FIRST FLOOR WC

Modern white suite comprising wall mounted wash hand basin with chrome mixer tap and tiled splash back. Low flush push button WC. Fully tiled single radiator.

### KITCHEN INTO INFORMAL DINING

**11'8" x 10'2" (3.562 x 3.115)**

Fully fitted range of light grey "Shaker" style high and low level units with contrasting 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 stainless steel pyramid style overhead extractor fan, low level combination oven/grill, fridge freezer, slim line dish washer and washer/dryer. Over counter lighting and LED bullet lights to kick stand. Fully tiled floor. Double radiator.

### LIVING ROOM

**16'10" x 11'8" (5.141 x 3.558)**

Dual aspect windows. Double radiator.

## SECOND FLOOR

Access to loft. Storage cupboard.

### BEDROOM 1

11'6" x 10'5" (3.520 x 3.192)

Double radiator.

### ENSUITE

9'0" x 3'3" (2.763 x 1.003)

Modern white suite comprising wall to wall enclosed shower unit with "Mira Vie" shower, fully tiled walls and glazed sliding door. Wall mounted wash hand basin with chrome mixer tap and tiled splash back. Low flush push button WC. Extractor fan. Fully tiled floor. Single radiator.

### BEDROOM 2

10'8" x 9'4" (3.255 x 2.864)

Velux window. Single radiator.

### BEDROOM 3

9'7" x 6'11" (2.924 x 2.119)

Velux window. Single radiator.

### BATHROOM

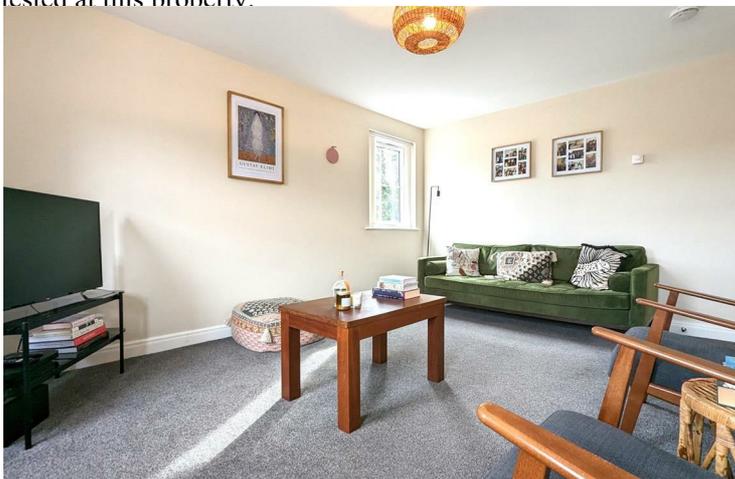
7'3" x 6'6" (2.219 x 1.993)

Modern white suite comprising panelled bath with main shower over and glazed screen. Wall mounted wash hand basin with chrome mixer tap and tiled splash back. Low flush push button WC. Velux window. Extractor fan. Fully tiled floor. Double radiator. PVC double glazed windows.

### IMPORTANT NOTE TO ALL POTENTIAL

#### PURCHASERS;

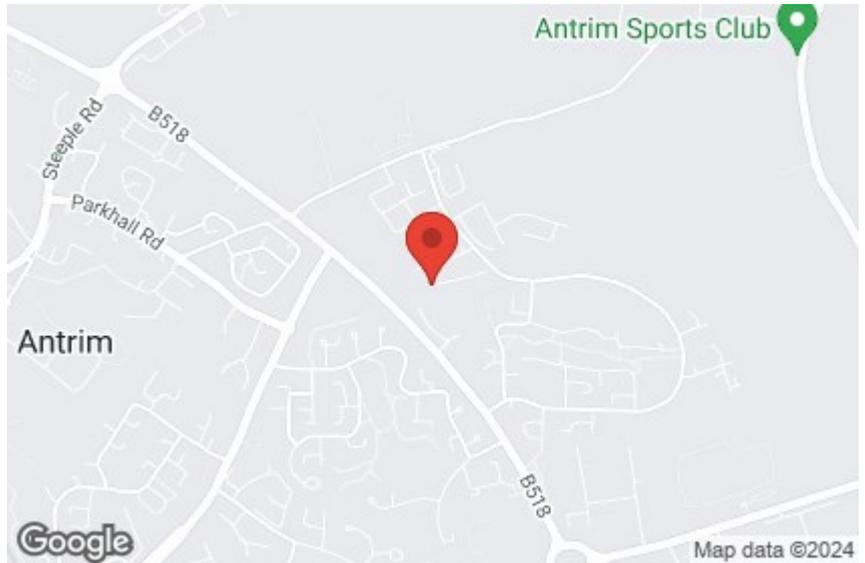
Please note, none of the services or appliances have been tested at this property.





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>82</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	



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