

## 6 Ballyveigh Walk, Antrim, BT41 2FF



### 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 sun orientation and low maintenance gardens to the rear. 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 a stunning dark blue coloured "Shaker" style kitchen to include a full range of integrated appliances such as integrated oven, hob, fridge, freezer, Dishwasher and washing machine together with modern white sanitary ware to the family bathroom and ground floor W/C. With double glazed sliding patio doors that open onto a low maintenance fully enclosed garden to the rear, this property is ideally positioned to take full advantage of the excellent sun orientation.

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

Early viewing strongly recommended.

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BT36 5EU  
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## FEATURES

- Entrance hall with fully tiled floor / Staircase to first floor with wood laminate flooring
- Living room 18'11" x 11'7" (into bay) with fully tiled floor
- Kitchen with informal dining area / Double glazed sliding patio doors to rear
- Full range of dark blue coloured "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 / Access to loft
- Three well proportioned bedrooms / One with built-in wardrobe with sliding mirrored doors
- Bathroom with modern white suite to include panel bath with mixer taps and shower attachment
- PVC double glazed windows / Gas fired central heating / Double glazed sliding patio doors to rear
- Fully enclosed and fully paved garden to rear with excellent sun orientation and privacy

## ACCOMMODATION

### ENTRANCE HALL

Fully tiled floor. Staircase to first floor with moulded handrail and wood laminate flooring. Single radiator.

### LIVING ROOM

18'11" x 11'7" (5.785m x 3.541m)

(Into Bay). Fully tiled floor. Double radiator.

### KITCHEN / INFORMAL DINING

15'4" x 8'9" (4.692m x 2.691)

Full range of dark blue "Shaker" style high and low level units with short chrome handles, complimentary work surfaces and 'bricked' style splashback tiling. One and a quarter bowl single drainer stainless steel sink unit and chrome mixer tap. Integrated four ring halogen hob with stainless steel pyramid style over head extractor fan. Low level combination oven and grill. Integrated fridge, freezer, dishwasher and Washer/Dryer. Fully tiled flooring. Sliding patio doors to rear. Single radiator.

### GROUND FLOOR WC

Modern white suite comprising low flush W/C and wall mounted wash hand basin with 'monobloc' mixer tap. Tiled splash back. Fully tiled floor. Single radiator.

### FIRST FLOOR LANDNING

Storage cupboard with gas combi boiler.



### **BEDROOM 1**

12'11" x 8'3" (3.961m x 2.518m)

Wood laminate flooring. Single radiator.

### **BEDROOM 2**

8'3" x 12'7" (2.524m x 3.850m)

Wood laminate flooring. Single radiator.

### **BEDROOM 3**

6'10" x 6'7" (2.099m x 2.030m)

Integrated storage cupboard with sliding mirror door over stair bulk head. Wood laminate flooring. Single radiator.

### **BATHROOM**

6'10" x 6'10" (2.085m x 2.085m)

Modern white suite comprising panelled bath with feature mixer taps and shower attachment. Glazed panel. Push button low flush W/C and half pedestal wash hand basin with "monobloc" mixer taps and tiled splash back. Fully tiled floor. Extractor fan. Feature wall tiling to bath area. Single radiator.

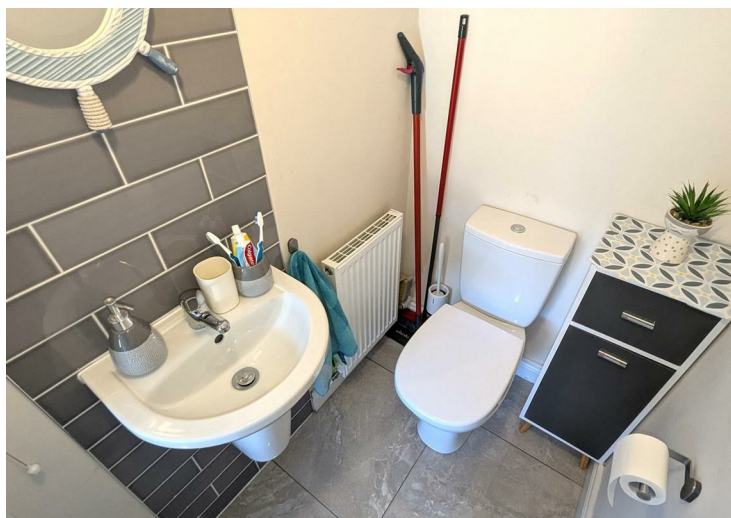
### **OUTSIDE REAR**

Pathway leading to front door. Parking for one car with addition on street communal parking. Shared alleyway leading to pedestrian gate to:

Fully enclosed and fully paved rear garden. 6Ft. timber fencing. Outside tap and light. Excellent sun orientation.

### **IMPORTANT NOTE TO ALL POTENTIAL PURCHAERS;**

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>83</b>	<b>83</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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