

12 Ballyveigh Mews, Antrim, BT41 2FG



PRICE Offers Over £178,950

This is an excellent opportunity to purchase a beautifully presented three bedroom semi-detached house occupying a generous site with superb sun orientation 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 stunning "Shaker" style kitchen units to include integrated oven, hob, fridge, freezer and washer/dryer 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 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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Ballyclare
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9A Ballyclare Road
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FEATURES

- Entrance hall with fully tiled floor / Staircase to first floor
- Living room 19'0" x 11'7" (into bay) with contemporary style wall mounted electric fire
- Kitchen with informal dining area / Double glazed sliding patio door to rear
- Full range of "Shaker" style high and low level units / Integrated oven, hob, fridge freezer and washer dryer
- Ground floor W/C with modern white suite
- First floor landing / Access to loft
- Three well proportioned bedrooms / All with integrated storage
- Bathroom with modern white suite to include panel bath with mixer taps and shower over
- PVC double glazed windows / PVC soffits and fascia boards / Gas fired central heating
- Tarmac drive to side with off-street parking for up to three cars / Fully enclosed garden to rear.

ACCOMMODATION

Tarmac drive to side with space for up to three cars. Outside light. Neat lawn. Paved pathway too:

ENTRANCE HALL

Entrance with fully tiled floor. Staircase to first floor with moulded handrail and turned balustrading. Single radiator.

LIVINGROOM

19'0" x 11'7" (at max) (5.793 x 3.539 (at max))

Into bay. Feature contemporary style wall mounted electric fire. Double radiator.

KITCHEN / INFORMAL DINING AREA

15'4" x 8'9" (4.695 x 2.682)

Modern fully fitted range of high and low level 'Shaker' style kitchen units with contrasting worktops and splashback tiling. Single drainer stainless steel sink unit with chrome mixer tap. Over counter lighting and bullet lights to the kickstand. Integrated appliances to include a four ring halogen hob with stainless steel pyramid style over head extractor fan and low level combination oven and grill. Integrated fridge freezer and washer dryer. Fully tiled floor. Single radiator. PVE double glazed sliding door to rear.

GROUND FLOOR WC

Modern white suite comprising a half pedestal wash hand basin with 'monobloc' chrome mixer tap and tiled splashback. Low flush push button WC. Fully tiled floor. Single radiator.

FIRST FLOOR LANDING

Access to loft. Storage cupboard with gas combi boiler.

BEDROOM 1

10'8" x 8'1" (3.276 x 2.487)

Integrated storage cupboard with sliding mirror doors. Single radiator.

BEDROOM 2

11'0" x 8'1" (3.375 x 2.488)

Integrated storage cupboard with sliding mirror doors. Single radiator.

BEDROOM 3

6'10" x 6'8" (2.092 x 2.052)

Integrated storage cupboard with sliding mirror doors. Single radiator.

BATHROOM

6'10" x 6'10" (2.092 x 2.087)

Modern white suite comprising a panel bath with chrome mixer tap, shower over, fully tiled splashback and glazed screen. Half pedestal wash hand basin with 'monobloc' chrome mixer tap and tiled splashback. Low flush push button WC. Fully tiled floor. Extractor fan. Single radiator.

OUTSIDE REAR

Fully enclosed rear garden offering excellent sun orientation and featuring 6Ft timber fencing and pedestrian gate to driveway. In addition a large paved patio and raised timber flower bedding with steps leading to neat lawn. Outside tap and light.

IMPORTANT INFORMATION TO ALL POTENTIAL PURCHASERS;


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

Please also note, pictured property boundaries are for illustrative purposes only.





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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