

28 Ballyveigh Crescent, Antrim, BT41 2FL



PRICE Offers Over £189,950

This is a superb opportunity to purchase a deceptively spacious three bedroom detached house finished to a high standard throughout and occupying a prominent corner site in this sought after residential development on the outskirts of Antrim town. Offering superb family accommodation the property boasts a generous living room with dual aspect windows together with a kitchen with informal dining area, PVC double glazed sliding patio doors and contemporary style charcoal grey "Shaker" style high and low level kitchen units with full range of integrated appliances. With luxury bathroom suite complete with matt black taps, shower over bath and "cristal" style shower screen, this property is likely to appeal to even the most discerning purchaser who wants a blend of modern internal finishes with a generous, enclosed rear garden with excellent sun orientation.

Only on full internal inspection can one appreciate the quality of this superb family home.

Early viewing strongly recommended.

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



FEATURES

- Entrance hall with feature tiled flooring / Staircase to first floor
- Living room 16'9 x 14'5 (max) with dual aspect windows
- Kitchen with informal dining area / PVC double glazed sliding patio doors
- Full range of charcoal grey "Shaker" style high and low level units / Integrated oven, hob, fridge, freezer and washing machine
- Ground floor W/C with modern white suite / Floor to ceiling tiled splashback to half pedestal wash hand basin
- First floor landing with access to loft / Storage cupboard with gas fired boiler
- Three well proportioned bedrooms / Bedroom 1 with dual aspect windows / Bedroom 3 with built-in wardrobe with mirrored sliding doors
- Bathroom with luxury white suite to include panel bath with feature mixer taps and shower over / Crittal effect shower screen
- PVC double glazed windows and patio doors / Gas fired central heating / PVC fascia and soffits
- Gardens to front and side in neat lawn / Tarmac drive to side with off-street parking for two cars / Fully enclosed garden to rear with excellent sun orientation

ACCOMMODATION

6 panel composite entrance door with double glazed over light to:

ENTRANCE HALL

Victorian style patterned tiled floor. Stair case to first floor. Single radiator.

LIVING ROOM

16'9 x 14'5 (5.11m x 4.39m)

(max) Dual aspect windows. Double radiator.

KITCHEN INTO INFORMAL DINING

16'0 x 8'10 (4.88m x 2.69m)

Full range of charcoal grey coloured "Shaker" style high and low level units with contrasting work surfaces and feature black handles. One and a quarter bowl matt black single drainer sink unit with mixer taps. Integrated four ring halogen hob with black over head extractor. Low level combination oven and grill. Integrated fridge freezer and washing machine. Part tiled walls to work surfaces. Fully tiled floor. Bullet lights to kick boards. PVC double glazed sliding doors to rear. Double radiator.

GROUND FLOOR W/C

5'1 x 3'5 (1.55m x 1.04m)

Modern white suite comprising push button low flush W/C and half pedestal wash hand basin with black "monobloc" mixer taps and white metro style floor to ceiling tiled splash back. Fully tiled floor. Gable side window.

FIRST FLOOR LANDING

Access to loft. Storage cupboard with wall mounted gas boiler.

BEDROOM 1

13'1 x 10'11 (3.99m x 3.33m)

(max) Dual aspect windows. Double radiator.

BEDROOM 2

12'6 x 8'9 (3.81m x 2.67m)

(max) Double radiator.

BEDROOM 3

7'10 x 6'11 (2.39m x 2.11m)

Plus built-in wardrobe with sliding mirrored doors. Single radiator.

BATHROOM

6'10 x 6'11 (2.08m x 2.11m)

Modern white suite comprising panelled bath with feature mixer taps and mat black thermostatic shower over with fixed drench head and hand shower. Crittle effect shower screen. Push button low flush WC and half pedestal wash hand basin with mat black "monobloc" mixer taps. Fully tiled floor and walls. Single radiator. Extractor fan.

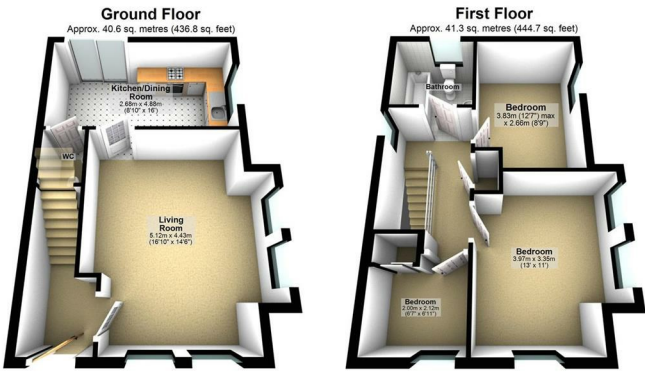
OUTSIDE

Garden to front and side in neat lawn. Tarmac drive to side with off street parking for 2 plus cars. Paved pathway. Timber pedestrian gate and 6Ft. timber fencing and brick feature wall to one side. Outside light to front and rear. Excellent sun orientation. View to Lough Neagh.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

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





Total area: approx. 81.9 sq. metres (881.6 sq. feet)

Photos and Plans by houseflyn.co.uk

Plan produced using PlanUp

33 Ballymore Crescent, Antrim



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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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