

## 7 Ballyveigh Parade, Antrim, BT41 2FN



**PRICE Offers  
Over £164,950**

We are delighted to offer for sale 7 Ballyveigh Parade, Antrim. This charming property boasts a delightful living space, featuring a stylish media wall in the living room that creates a warm and inviting atmosphere, perfect for relaxation and entertainment.

The house comprises three well-proportioned bedrooms, providing ample space for family living or accommodating guests. The fully fitted 'Shaker' style kitchen is a standout feature, offering both functionality and aesthetic appeal, making it a joy to prepare meals and gather with loved ones.

Situated conveniently close to local amenities and transport facilities, this property ensures that you have everything you need within easy reach. Whether you are looking for shops, schools, or public transport options, you will find them just a short distance away.

This mid townhouse is an ideal choice for those seeking a comfortable and stylish home in a vibrant community. With its modern features and prime location, it presents a wonderful opportunity for both first-time buyers and families alike. Do not miss the chance to make this lovely property your new home.

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## FEATURES

- Entrance hall with fully tiled floor / Staircase to first floor
- Living room 16'9" x 11'7" with feature media wall designed for up 65" TV. 3 sided contemporary electric fire can be negotiated
- 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 washing machine
- Ground floor W/C
- Three well proportioned bedrooms
- Bathroom with modern white suite to include panel bath with shower over
- PVC double glazed windows / Gas fired central heating / PVC fascia and soffits / High energy efficiency
- Tarmac drive with side by side parking for two cars / Enclosed garden to rear

## ACCOMMODATION

### ENTRANCE HALL

Fully tiled floor. Single radiator. Staircase to first floor with moulded handrail.

### LIVING ROOM

**16'9" x 11'7" (5.114 x 3.542)**

Feature wood panelled walls. Feature media wall designed for up to a 65" tv. Three sided electric imitation log burning fire with LED lighting can be discussed as an additional purchase. Double radiator.

### KITCHEN/ INFORMAL DINING

**15'5" x 8'9" (4.712 x 2.689)**

Fully fitted range of dark blue 'Shaker' style high and low level kitchen units with contrasting worktops and splashback tiling. Over counter lighting and LED bullet lights to the kickstand. One and a quarter bowl stainless steel sink unit with chrome mixer tap. Integrated four ring halogen hob with stainless steel pyramid style overhead extractor fan and low level combination oven and grill. Integrated fridge freezer and washing machine, Fully tiled floor. Double radiator. PVC double glazed sliding patio door to rear garden.

### 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 LANDING

Access to partially floored loft with drop down ladder.  
Storage cupboard with gas combi boiler.

## BEDROOM 1

12'10" x 8'3" (3.918 x 2.520)

Feature wood panelled wall. Single radiator.

## BEDROOM 2

12'7" x 8'3" (3.837 x 2.520)

Single radiator.

## BEDROOM 3

6'10" 6'7" (2.096 2.032)

Integrated over stairs storage with clothing rails. Single radiator.

## BATHROOM

6'10" x 6'10" (2.092 x 2.086)

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

Fully enclosed rear garden with 6Ft timber fencing and pedestrian gate to front. Outside tap and light. Raised timber decking with decorative stone borders.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

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

Please also be aware property boundaries are an estimation are will confrimed via solicitor.







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>81</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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