COLIN GRAHAM RESIDENTIAL

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40 Ballyveigh Avenue, Antrim, BT41 2GX

- End Town House
- Lounge; Contemporary Electric Fire
- Deluxe Bathroom With Three Piece Suite
- Furnished Cloakroom
- Gardens Front, Side And Rear
- Three Well Proportioned Bedrooms
- Kitchen Through Dining Room
- Gas Heating; PVC Double Glazing
- Generous Sized Private Driveway
- Convenient Location; Immaculately Presented

Offers Over £144,950

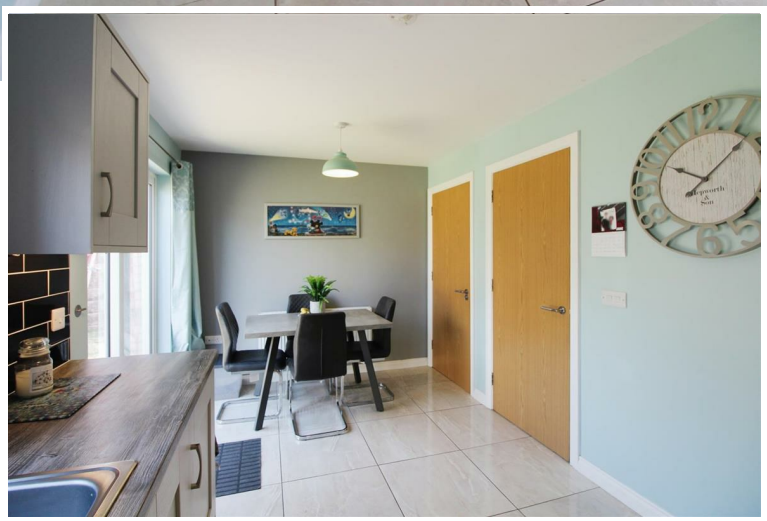
EPC Rating B





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite double glazed front door. Tiled floor. Stairwell to first floor.

LOUNGE 16'9" x 11'6" (wps)

Contemporary, focal point electric fire. Wood laminate floor covering.



KITCHEN THROUGH DINING ROOM 15'3" x 8'10"

Modern fitted kitchen with range of high and low level storage units with wood grain effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated touch screen ceramic hob with stainless steel extractor hood over. Integrated oven, fridge freezer and washer dryer. Splash back tiling to walls. Tiled floor. PVC double glazed sliding patio door to rear garden.

FURNISHED CLOAKROOM

Contemporary, white two piece suite comprising semi pedestal wash hand basin and WC. Splash back tiling to sink. Tiled floor.

FIRST FLOOR

LANDING

Access to shelved store with gas fired central heating boiler. Access to roof space.

BEDROOM 1 13'4" x 8'2" (wps)

BEDROOM 2 12'4" x 8'2" (wps)

BEDROOM 3 7'10" x 6'11"

DELUXE BATHROOM

White three piece suite comprising panelled bath, semi pedestal wash hand basin and WC. Glass panelled shower screen over bath. Part tiling to walls. Tiled floor.

EXTERNAL

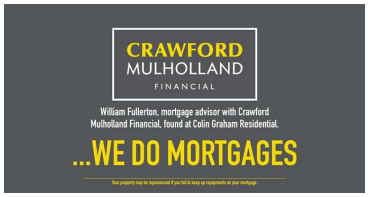
Front and side gardens finished in lawn.
Generous sized private driveway finished in tarmac.
External lighting.
PVC soffits, fascia and rainwater goods.
Fully enclosed rear garden finished in lawn.
Outside tap.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.





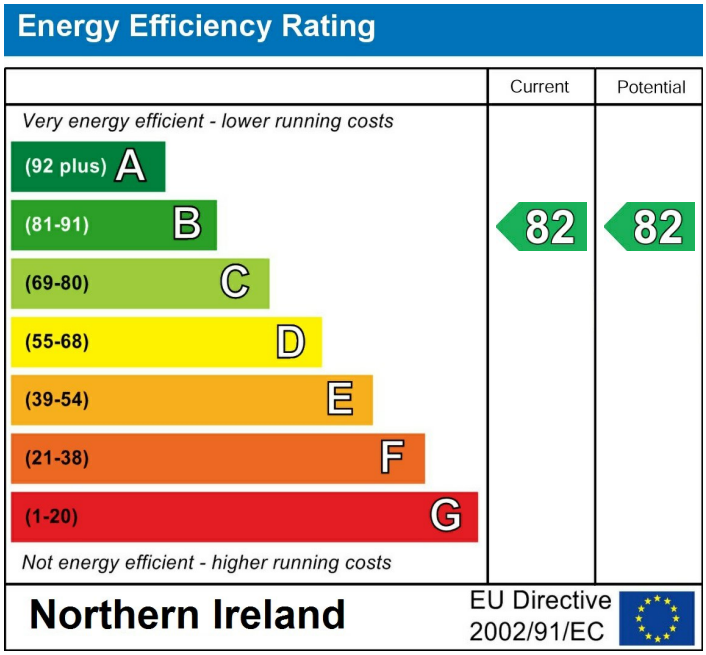






Immaculately presented, recently constructed, three bedroom end town house with generous sized private driveway and fully enclosed rear garden, conveniently located within the well sought after Ballyveigh development, situated off Ballygore Road, Antrim. The property comprises entrance hall, lounge with contemporary, focal point electric fire, kitchen through dining room with modern fitted kitchen, furnished cloakroom, three well proportioned first floor bedrooms, and bathroom with white three piece suite. Externally the property enjoys generous sized private driveway finished in tarmac, front and side gardens finished in lawn, and fully enclosed rear garden finished in lawn. Other attributes include gas fired central heating, PVC double glazing and convenient location. Early viewing highly recommended to avoid disappointment.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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