COLIN GRAHAM RESIDENTIAL

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21 Ballyveigh Avenue, Antrim, BT41 2GX

- Semi Detached Home
- Lounge; Focal Point Fireplace
- Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Fully Enclosed Rear Garden
- Three Well Proportioned Bedrooms
- Kitchen Through Dining Room
- Bathroom; Furnished Cloakroom
- Generous Sized Private Driveway
- Garden Room

Offers Over £164,950

EPC Rating C





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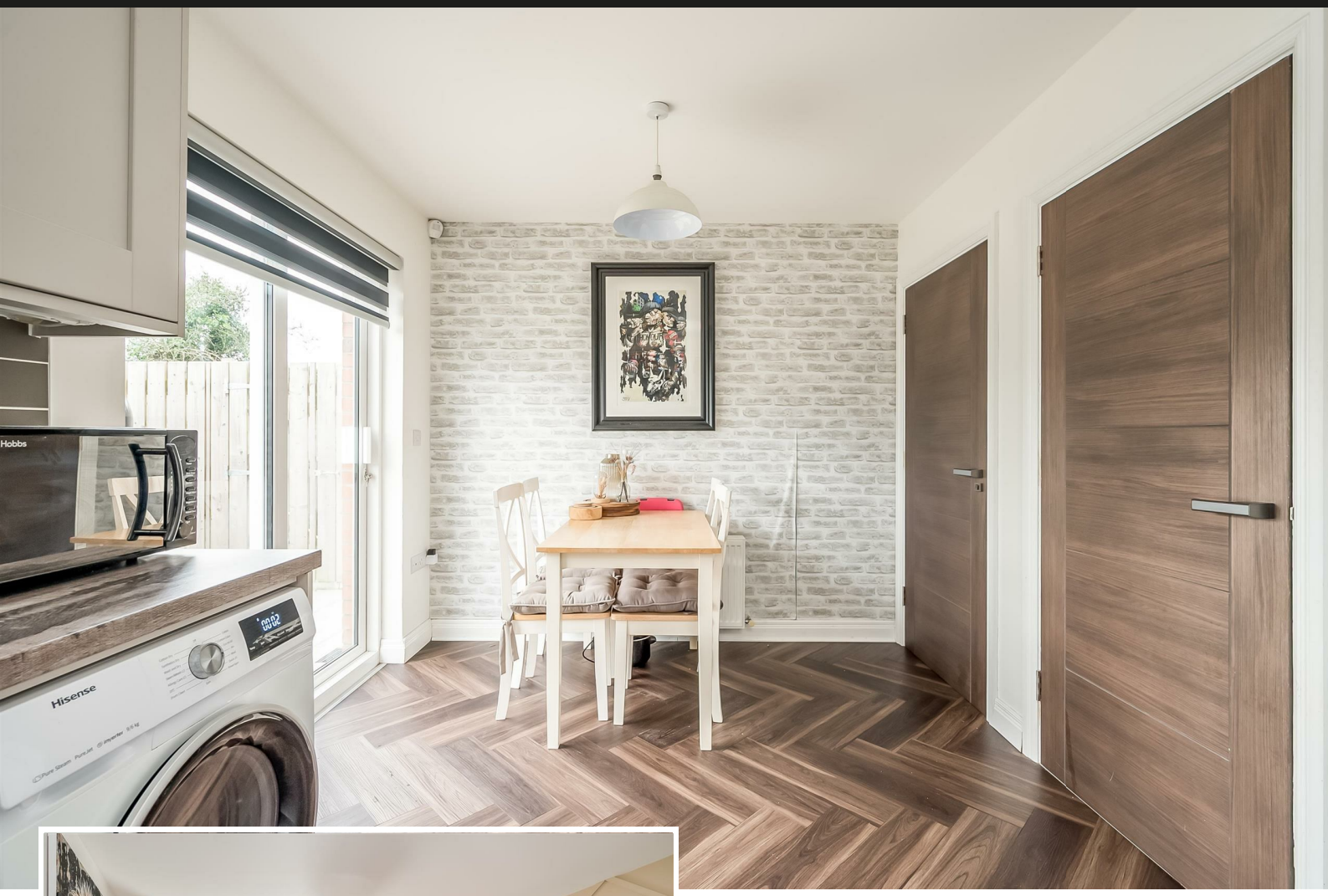




PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite, double glazed front door. Herringbone style, wood laminate floor covering. Stairwell to first floor.

LOUNGE 16'9" x 11'5" (wps)

Herringbone style, wood laminate floor covering. Electric focal point fireplace. Timber panelling to feature wall.

KITCHEN THROUGH DINING ROOM 15'3" x 8'9"

Modern fitted kitchen with range of high and low level storage units with contrasting, wood block effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated touch screen hob with stainless steel extractor hood over. Integrated oven, fridge freezer and dishwasher. Plumbed for automatic washing machine. Splash back tiling to walls. Herringbone style, wood laminate floor covering. PVC double glazed, sliding patio door to rear garden.







FURNISHED CLOAKROOM

Contemporary, white, two piece suite comprising 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 12'7" x 8'2"

Herringbone style, wood laminate floor covering.

BEDROOM 2 13'1" x 11'5"

Fitted wardrobes and shelved storage.

BEDROOM 3 7'10" x 6'10"

Timber panelled feature wall.

BATHROOM

White, three piece suite comprising panelled bath, semi pedestal wash hand basin and WC. Glass shower screen over bath. Splash back tiling and illuminated mirror over sink. Tiled floor.

EXTERNAL

Front garden, finished in lawn and shrubs.
Generous sized private driveway area, finished in tarmac.
Tiled entrance canopy.
External lighting.
PVC soffits, fascia and rainwater goods.
Fully enclosed rear garden, finished in artificial grass and paved patio area.
Outside tap.
Enclosed service area.

GARDEN ROOM 11'3" x 9'4"

Power and light. PVC double glazed French doors and matching windows.

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.

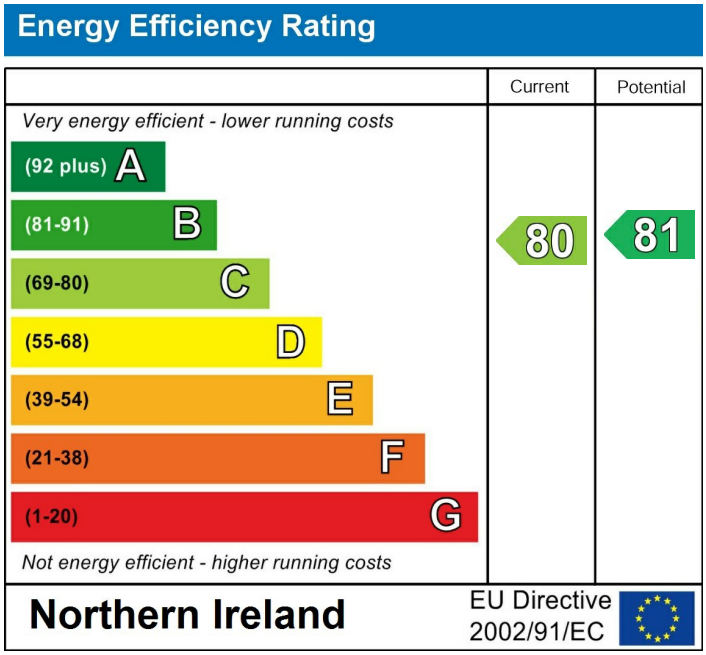






Immaculately presented three bedroom semi detached home, located within the popular Ballyveigh development, Ballygore Road, Antrim. The property comprises entrance hall, lounge, kitchen through dining room, furnished cloakroom, three well proportioned bedrooms, and bathroom with white, three piece suite. Externally, the property enjoys generous sized private driveway area, private rear garden and garden room. Other attributes include gas heating and PVC double glazing. Ideal first time buy / buy to let investment alike. Early viewing highly recommended.





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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Shortlisted TheNegotiator Awards 2019

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