



12 Ballyveigh Brae, Antrim, BT41 2GW

- Own Door, Ground Floor Apartment
- Open Plan Living / Kitchen / Dining
- Deluxe Bathroom With White Suite
- Select, Gated Portion Of Popular Development
- Views Towards Lough Neagh; Convenient Location
- Two Double Bedrooms; Master En Suite
- Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Communal Parking Bays; Communal Garden
- Ideal First Time Buy / Buy To Let Investment Alike

Offers Over £114,950

EPC Rating B





PROPERTY DESCRIPTION

ACCOMMODATION

Composite double glazed front door leading into:

OPEN PLAN LIVING / KITCHEN / DINING

widest points

Modern fitted kitchen with range of high and low level storage units and contrasting melamine work surface. Stainless steel 1.5 bowl sink unit with mixer tap and draining bay. Integrated touch screen ceramic hob with stainless steel pyramid style extractor canopy over. Integrated oven. Integrated fridge freezer, slimline dishwasher and washer dryer. Splash back tiling to work surface. Strip lighting inset under high level storage units and LED kickboard lighting. Tiled floor (to kitchen area only). Picture window to front elevation enjoying views towards Lough Neagh.

REAR HALL

Access to built in store with gas fired central heating boiler.



MASTER BEDROOM widest points

Box bay window to rear elevation.

DELUXE EN SUITE SHOWER ROOM 8'8" x 3'3"

Contemporary white three piece suite comprising fully tiled shower enclosure, semi pedestal wash hand basin and WC. Electric shower unit. Heated towel radiator. Splash back tiling to wash hand basin. Tiled floor.

BEDROOM 2 widest points

DELUXE BATHROOM 6'11" x 6'3"

Contemporary white three piece suite comprising panelled bath, semi pedestal wash hand basin and WC. Mixer tap, shower attachment and glass shower screen over bath. Heated towel radiator. Splash back tiling to bath and wash hand basin. Tiled floor.

EXTERNAL

Communal garden.

Electric double gates leading to private car park with communal parking bays finished in tarmac.

External lighting.

Bin store.

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, own door, ground floor apartment enjoying views towards Lough Neagh, conveniently located within a select, gated portion of the well sought after Ballyveigh development, situated off the Ballygore Road, Antrim. The property comprises open plan living / kitchen / dining, modern fitted kitchen with range of integrated appliances, rear hall, two double bedrooms, to include master with deluxe en suite shower room, and deluxe bathroom with white three piece suite. Externally the property enjoys electric double gates leading to private car park with communal parking bays finished in tarmac and communal gardens. Other attributes include gas fired central heating, PVC double glazing and convenient location. Ideal first time buy / buy to let investment. Early viewing strongly recommended to avoid disappointment.

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	

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

INVESTORS IN PEOPLE®
We invest in people Gold

PRS Property Redress Scheme

Proudly sponsoring

Northern Ireland Children's Hospice

Awards

Telegraph
PROPERTY AWARDS 2018
in partnership with

Telegraph
PROPERTY AWARDS 2019
in partnership with

Shortlisted
TheNegotiator Awards 2018

Shortlisted
TheNegotiator Awards 2019

THE INVESTORS IN PEOPLE
AWARDS 2019
Finalist

TheNegotiator
Regional Agency of the Year Northern Ireland
GOLD

WE ARE MACMILLAN.
CANCER SUPPORT