COLIN GRAHAM RESIDENTIAL

319 Antrim Road
Newtownabbey BT36 5DY

T: 028 90 832 832
colingrahamresidential.com



31 Ballyveigh Gardens, Antrim, BT41 2FH

- Second Floor Apartment
- Open Plan Living / Dining / Kitchen
- Bathroom With Three Piece Suite
- Gated Parking To Rear
- Views Towards Lough Neagh
- Two Bedrooms; Principal With En Suite
- Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Communal Gardens
- Ideal First Time Buy / Buy To Let Investment

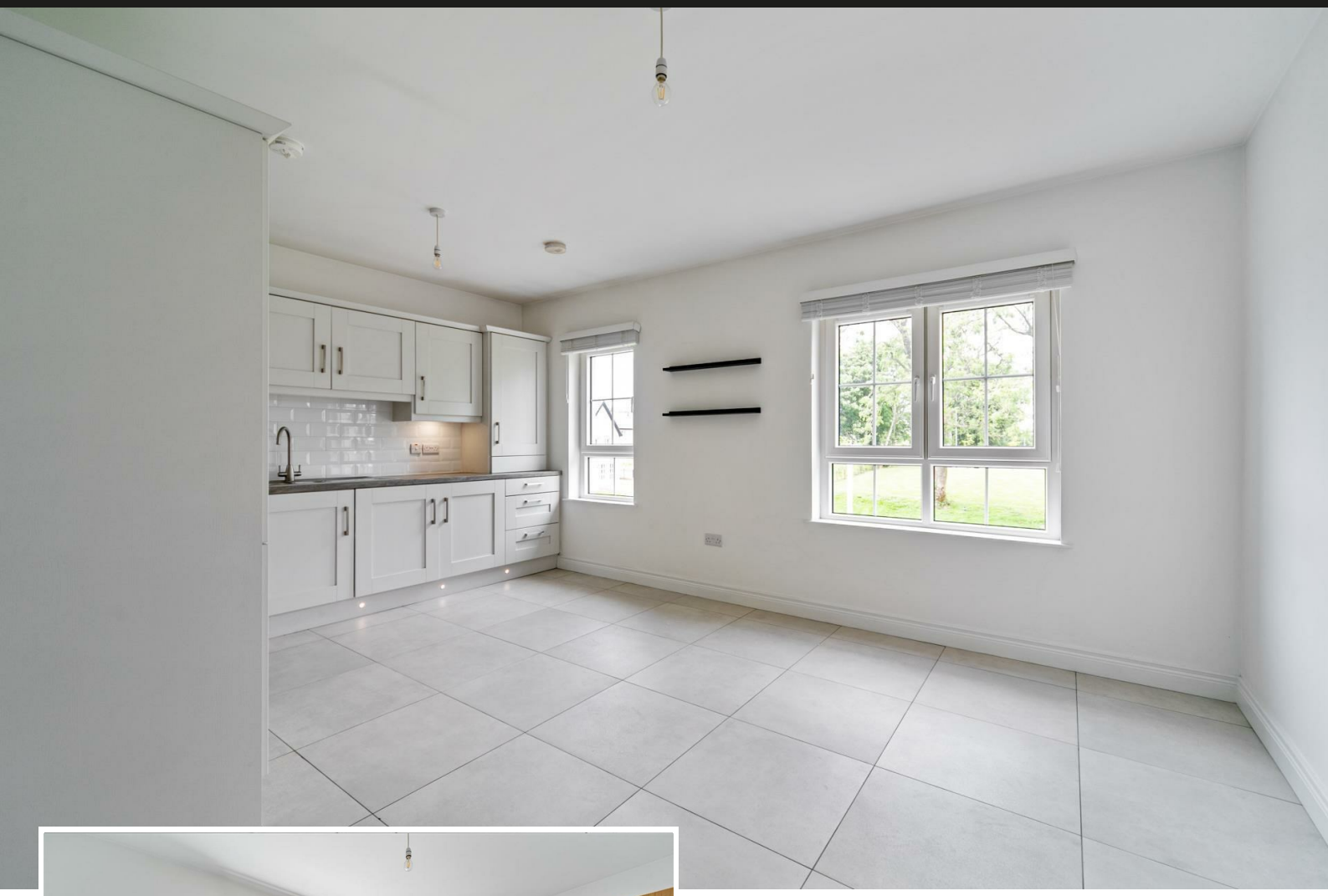
Offers Over £129,950

EPC Rating B





31 Ballyveigh Gardens, Antrim, BT41 2FH





PROPERTY DESCRIPTION

ACCOMMODATION

COMMUNAL ENTRANCE HALL

Composite front entrance door with double glazed side screens and matching fanlight over. Tiled floor. Stairwell leading to upper floors. Letter box bank. Intercom phone entry system.

SHARED HALLWAY

Oak veneer door leading into shared hallway. Motion sensitive lighting.

PRIVATE ENTRANCE HALL

Oak veneer front entrance door. Tiled floor. Intercom phone handset. Built in store with light and shelf.







OPEN PLAN LIVING / KITCHEN / DINING ROOM 16'6" x 14'7" (wps)

Modern fitted kitchen with range of high and low level storage units and contrasting melamine work surface. Stainless steel sink unit with matching draining bay and swan neck mixer tap over. Integrated four ring touch screen hob with stainless steel pyramid style extractor canopy over. Integrated under counter electric oven, fridge freezer and washer dryer. Gas fired central heating boiler (housed within matching unit). Splashback tiling to walls. Tiled floor. LED lighting inset to kickboard. PVC double glazed windows enjoying views over communal green area.

PRINCIPAL BEDROOM 12'0" x 10'8" (wps)

Views over communal green area.

EN SUITE SHOWER ROOM 7'9" x 3'10"

Contemporary, white, three piece suite comprising fully tiled shower enclosure, semi pedestal wash hand basin and WC. Electric shower unit. Floor to ceiling tiled splashback to sink. Tiled floor.

BEDROOM 2 14'7" x 8'4"

Views over communal green area.

BATHROOM 7'4" x 6'8"

Contemporary, white, three piece suite comprising panelled bath, semi pedestal wash hand basin and WC. Thermostat controlled mixer tap with shower attachment, and glass shower screen over bath. Tiled splashback to bath and sink walls. Tiled floor.

EXTERNAL

Communal gardens finished in lawn, blue slate chippings and paved pathways.
Power operated double gates leading to communal parking area finished in tarmac.
External lighting.
Screened 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.

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, two bedroom, second floor apartment enjoying views over communal green to front and Lough Neagh to rear, conveniently located within the recently constructed Ballyveigh development, Ballygore Road, Antrim.

The property comprises communal entrance hall, private entrance hall with built in store, open plan living / kitchen / dining, modern fitted kitchen with range of integrated appliances, two well proportioned bedrooms, to include principal bedroom with en suite shower room, and separate bathroom with white three piece suite.

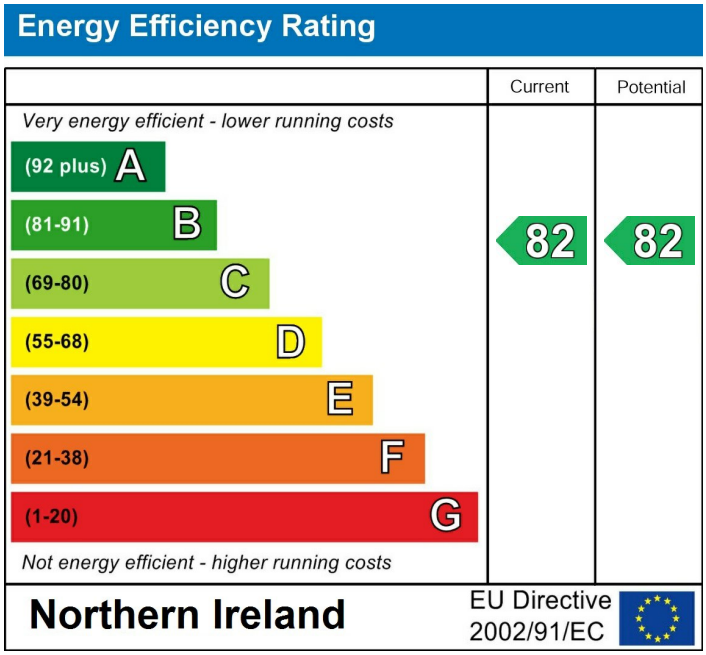
Externally, the property enjoys gated parking to rear via electric operated gates, and communal gardens.

Other attributes include gas fired central heating, PVC double glazing and convenient location.

Ideal first time buy / buy to let investment alike.

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

INVESTORS IN PEOPLE® We invest in people Gold

PRS Property Redress Scheme

Awards

Telegraph PROPERTY AWARDS 2018

Telegraph PROPERTY AWARDS 2019

Shortlisted TheNegotiator Awards 2018

Shortlisted TheNegotiator Awards 2019

THE INVESTORS IN PEOPLE AWARDS 2019 Finalist

TheNegotiator Awards 2021 REGIONAL AGENCY OF THE YEAR NORTHERN IRELAND GOLD

Proudly sponsoring

Northern Ireland Children's Hospice

WE ARE MACMILLAN. CANCER SUPPORT