COLIN GRAHAM RESIDENTIAL

319 Antrim Road
Newtownabbey BT36 5DY

T: 028 90 832 832
colingrahamresidential.com



1 Ballyveigh Avenue, Antrim, BT41 2GX

- Modern Detached Home
- Bay Fronted Lounge
- Bathroom; En Suite; Furnished Cloakroom
- Fully Enclosed Rear Garden
- Immaculately Presented Throughout
- Three Well-Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Gas Heating; PVC Double Glazing
- Private Driveway, Finished In Tarmac
- Convenient Location

Offers Over £184,950

EPC Rating B





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite, panelled front door. Feature height ceilings, continuing throughout remainder of property. Tiled floor. Stairwell to first floor. Access to under stairs store and separate store, with gas fired central heating boiler.

FURNISHED CLOAKROOM

Contemporary, white, two piece suite comprising wash hand basin and WC. Splashback tiling to sink. Tiled floor.

LOUNGE 16'0" x 14'9" (wps)

Dual aspect windows. Bay window to side elevation. Contemporary, wall mounted, focal point fireplace.







KITCHEN WITH INFORMAL DINING AREA 13'9" x 10'9"

Modern fitted kitchen with range of high and low level storage units with contrasting, wood grain effect, melamine work surface. Stainless steel 1.5 bowl sink unit. Integrated, touch screen, ceramic hob with stainless steel extractor hood over. Integrated oven, fridge freezer and washing machine. Splashback tiling to walls. Tiled floor. PVC double glazed door with matching side screen, leading to rear garden.

FIRST FLOOR

LANDING

PRINCIPAL BEDROOM 14'1" x 13'0" (wps)

Dual aspect windows. Access to roof space.

DELUXE EN SUITE SHOWER ROOM

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

BEDROOM 2 9'10" x 9'5"

BEDROOM 3 9'10" x 7'6"

FAMILY BATHROOM

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

EXTERNAL

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

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

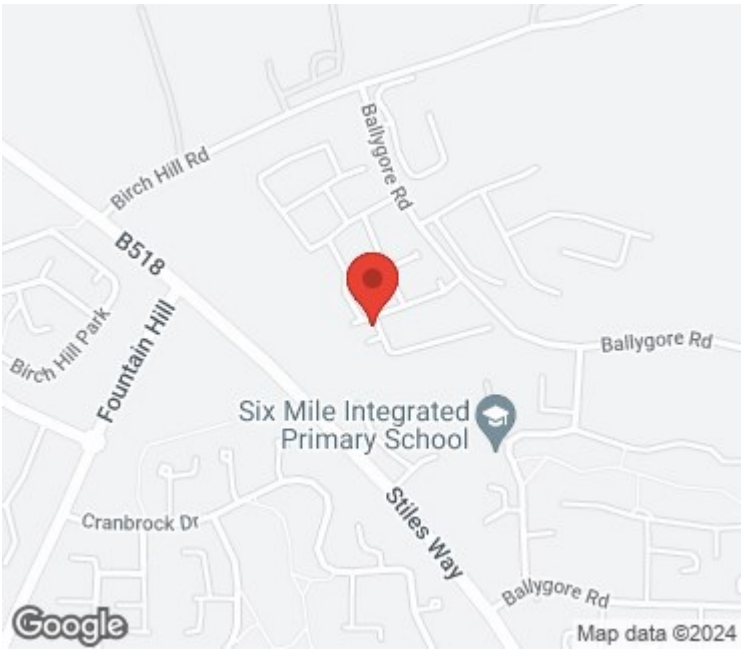
Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

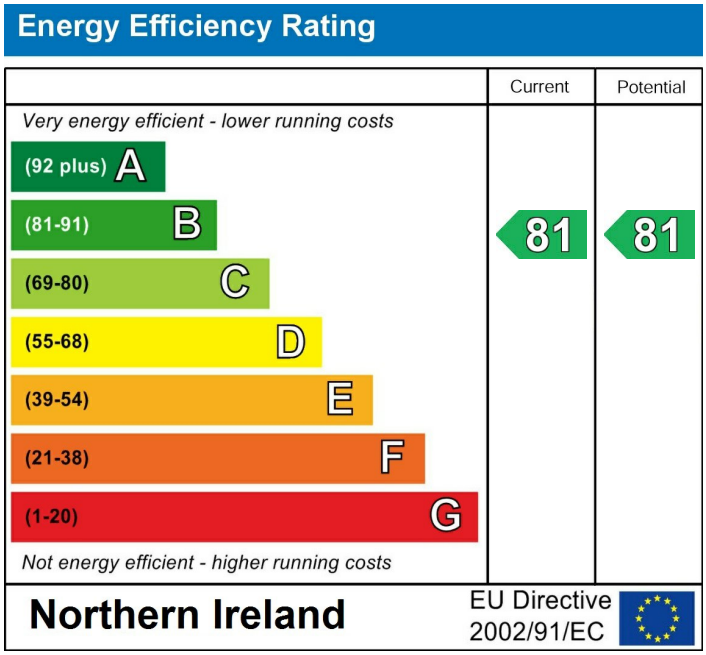






Immaculately presented, three bedroom, detached home, located within the recently constructed Ballyveigh development, Ballygore Road, Antrim. The property comprises entrance hall, furnished cloakroom, bay-fronted lounge, with contemporary, focal point fireplace, kitchen with informal dining area, three well-proportioned bedrooms, to include principal en suite, and family bathroom with white, three piece suite. Externally, the property enjoys private driveway finished in tarmac and fully enclosed rear garden, finished in lawn. Other attributes include gas 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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