COLIN GRAHAM RESIDENTIAL

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21 Ballyveigh Brae, Antrim, BT41 2GW

- Semi Detached Villa
- Lounge; Separate Sun Lounge
- Bathroom With Three Piece Suite
- Furnished Cloakroom
- Gardens Front And Rear
- Three Well Proportioned Bedrooms
- Kitchen Through Dining Room
- Gas Heating; PVC Double Glazing
- Private Driveway
- Convenient Location; Immaculately Presented

Offers Over £156,950

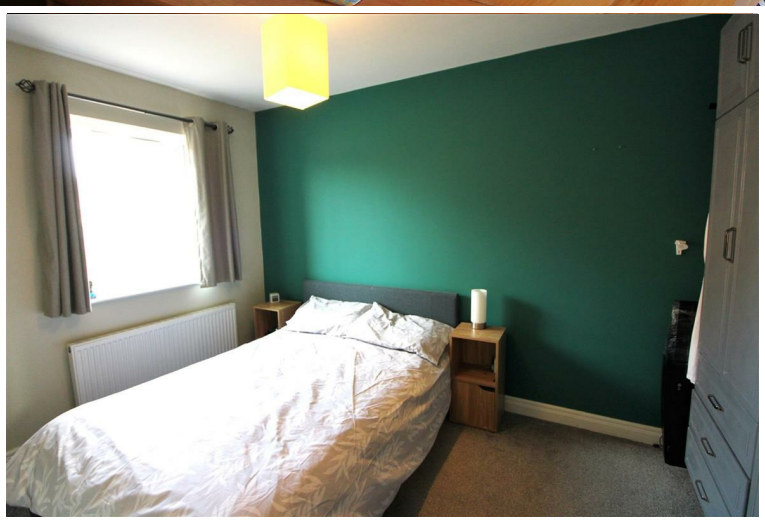
EPC Rating C





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

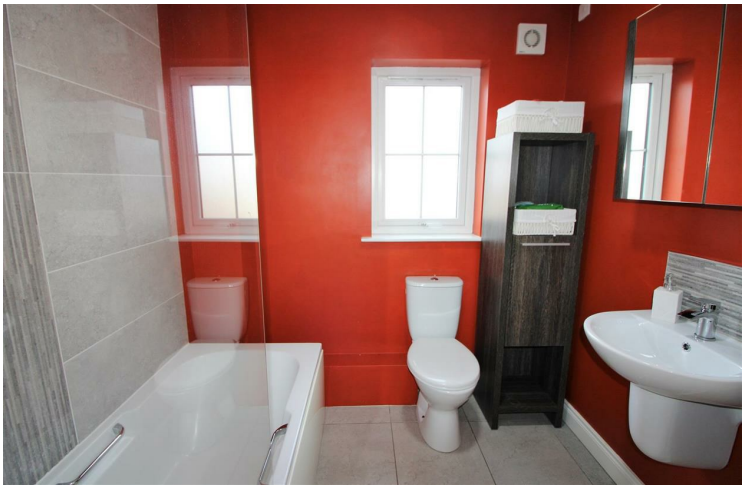
Composite triple glazed front door. Tiled floor. Stairwell to first floor.

LOUNGE 16'9" x 15'5" (wps)

Dual aspect windows. Box bay window to side elevation. Contemporary, focal point electric fire.







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

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 with draining bay. Integrated touch screen ceramic hob with stainless steel extractor hood over. Integrated oven, fridge freezer and washing machine. Splash back tiling to walls. Recessed lighting to kickboards. Tiled floor. Open arch leading to sun lounge.

FURNISHED CLOAKROOM

White two piece suite comprising wash hand basin and WC. Splash back tiling to sink. Tiled floor.

SUN LOUNGE 9'11" x 8'3"

PVC double glazed sliding patio doors to rear garden. Tiled floor.

FIRST FLOOR

LANDING

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

BEDROOM 1 12'7" x 8'2" (wps)

BEDROOM 2 11'8" x 8'2" (wps)

BEDROOM 3 7'10" x 6'11"

BATHROOM

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 garden finished in lawn.
Private driveway finished in tarmac.
External lighting.
PVC soffits, fascia and rainwater goods.
Fully enclosed rear garden finished in lawn and paving.
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.

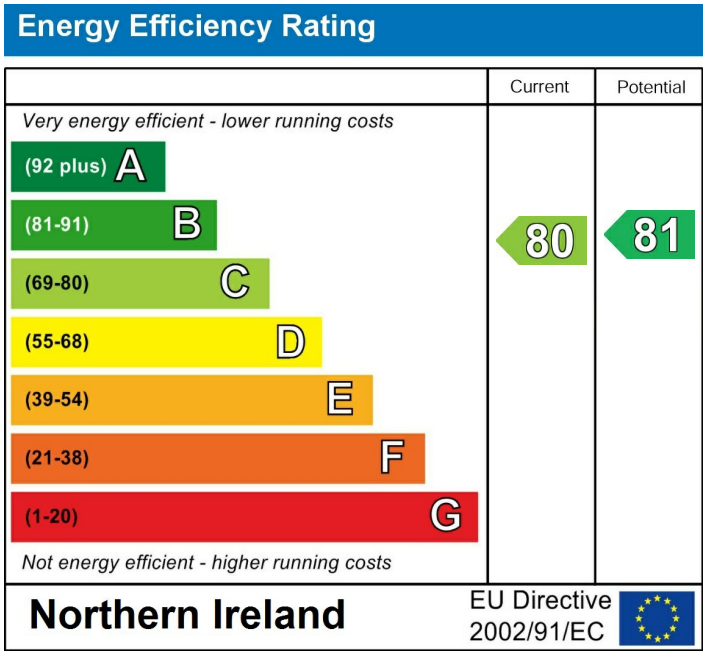






Immaculately presented, recently constructed, three bedroom semi detached villa with private driveway and fully enclosed rear garden, located within the well sought after Ballyveigh development, situated off Ballygore Road, Antrim. The property comprises entrance hall, lounge with contemporary, focal point electric fire, kitchen through dining room with modern fitted kitchen and open arch leading to sun lounge, furnished cloakroom, three well proportioned first floor bedrooms, and bathroom with white three piece suite. Externally the property enjoys private driveway finished in tarmac, front garden finished in lawn, and fully enclosed rear garden finished in lawn and paving. 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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Telegraph PROPERTY AWARDS 2019

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Shortlisted TheNegotiator Awards 2019

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