



26 Ballyveigh Brae, Antrim, BT41 2GW

- End Town House Property
- Lounge; Focal Point Fireplace
- Deluxe Bathroom; Furnished Cloakroom
- Private Driveway
- Immaculately Presented Throughout
- Three Bedrooms
- Kitchen Through Dining Room
- Gas Heating; PVC Double Glazing
- Fully Enclosed Rear Garden
- Ideal First Time Buy / Buy To Let

Offers Over £159,950

EPC Rating B



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite, double glazed front door. Tiled floor. Stairwell to first floor.

LOUNGE 16'9" x 11'10" (wps)

Contemporary, focal point fireplace. Herringbone style, wood laminate floor covering.



KITCHEN THROUGH DINING ROOM 15'5" x 8'10"

Modern fitted kitchen with range of high and low level storage units, with contrasting wood grain effect melamine work surface. Colour coded 1.5 bowl sink unit with draining bay. Integrated gas hob with stainless steel extractor hood over. Integrated oven, fridge freezer and washing machine. Splash back tiling to walls. Tiled floor. 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 partially floored roof space via slingsby style ladder.

BEDROOM 1 11'6" x 8'4" (plus wardrobe space)

Fitted wardrobes with mirror and glass panelled sliding doors. Wood laminate floor covering.

BEDROOM 2 10'3" x 8'4" (plus wardrobe space)

Fitted wardrobes with mirror and glass panelled sliding doors. Wood laminate floor covering.

BEDROOM 3 7'10" x 6'11"

DELUXE 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 garden finished in lawn.

Generous sized, private driveway area finished in tarmac.

External lighting.

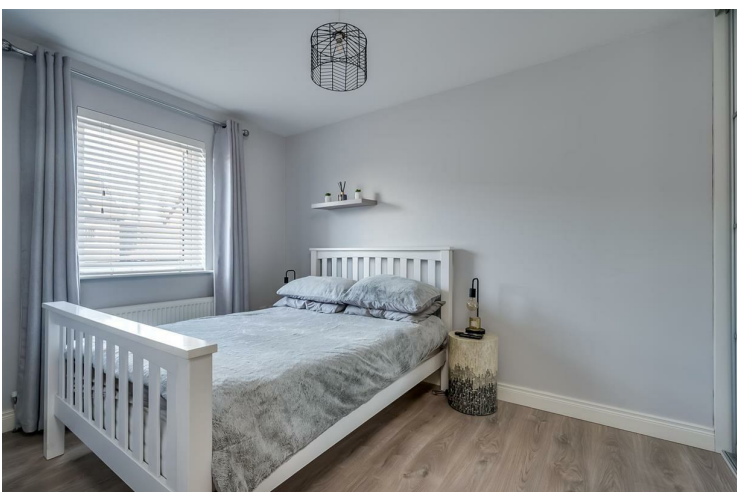
PVC soffits, fascia and rainwater goods.

Fully enclosed rear garden, finished in lawn and paved patio area.

Outside tap.

External power points.

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, end town house property, located within the popular Ballyveigh development, Ballygore Road, Antrim. The property comprises entrance hall, lounge with focal point fireplace, kitchen through dining room, modern fitted kitchen, furnished cloakroom, three well-proportioned bedrooms, and bathroom with contemporary, white, three piece suite. Externally, the property enjoys generous sized private driveway area, finished in tarmac, and fully enclosed rear garden, finished in lawn and paved patio area. Other attributes include gas heating and PVC double glazing. Ideal first time buy / buy to let investment alike. Early viewing highly recommended.



Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 83 | 83 |
| (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 and 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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