

14 Ballyveigh Parade, Antrim, County Antrim, BT41 2FN



PRICE Offers Over £189,950

We are delighted to offer for sale this exceptionally well-presented 3 bedroom detached home, finished to a high standard and offering both style and practicality.

At the heart of the property is a stunning French Blue 'Shaker' style kitchen, complete with a full complement of integrated appliances, creating the perfect space for modern living complete with a generous living room with dual aspect windows offering an abundance of natural light.

Upstairs, the home boasts three generous bedrooms, one of which enjoys charming views towards Lough Neagh.

Designed with efficiency in mind, the property also benefits from a high energy performance rating, ensuring comfort and economy.

This is a rare opportunity to acquire a beautifully finished home in a sought-after location. Outstanding opportunity for first time buyers and young families alike.

Early viewing is strongly recommended.

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FEATURES

- Entrance hall with feature tiled flooring / Staircase to first floor
- Living room 16'9 x 14'5 (max) with dual aspect windows
- Kitchen with informal dining area / PVC double glazed sliding patio doors
- Full range of French Navy "Shaker" style high and low level units / Integrated oven, hob, fridge, freezer and washing machine
- Ground floor W/C with modern white suite / Floor to ceiling tiled splashback to half pedestal wash hand basin
- First floor landing with access to loft / Storage cupboard with gas fired boiler
- Three well proportioned bedrooms / Bedroom 1 with dual aspect windows / Bedroom 3 with built-in wardrobe with mirrored sliding doors
- Shower room with luxury white suite to include threshold rectangular shower tray with glazed panels and thermostatic shower unit.
- PVC double glazed windows and patio doors / Gas fired central heating / PVC fascia and soffits
- Gardens to front and side in neat lawn / Tarmac drive to side with off-street parking for two cars

ACCOMMODATION

Coloured composite 6 panel door with double glazed over light to:

ENTRANCE HALL

Victorian style patterned floor tiles. Staircase to first floor with moulded handrail. Single radiator.

LOUNGE

16'9 x 14'5 (5.11m x 4.39m)

(max) Dual aspect windows. Wood laminate floor. Double radiator.

KITCHEN INTO INFORMAL DINING

16'0 x 8'10 (4.88m x 2.69m)

Full range of "French Navy" high and low level units with bronze/rose gold coloured handles and contrasting work surfaces. One and a quarter bowl single drainer stainless steel sink unit and mixer taps. Over window pelmet. Integrated four ring halogen hob with stainless steel pyramid style over head extractor. Low level combination oven and grill. Integrated fridge, freezer and washing machine. Bullet lights to kickboards. Part tiled walls to work surfaces. Marble effect fully tiled floors. PVC double glazed sliding patio door to rear. Single radiator.

GROUND FLOOR W/C

Modern white suite comprising push button low flush W/C and half pedestal wall mounted wash hand basin with "monobloc" mixer tap and floor to ceiling splash back. Marble effect fully tiled floor. Gable side window. Single radiator.

FIRST FLOOR LANDING

Access to loft via fold out wooden ladder. Storage cupboard with wall mounted gas fired boiler.

BEDROOM 1

13'0 x 11'0 (3.96m x 3.35m)

(max) Dual aspect windows. Views of Lough Neagh. Single radiator.

BEDROOM 2

12'7 x 8'9 (3.84m x 2.67m)

Single radiator.

BEDROOM 3

9'1 x 6'11 (2.77m x 2.11m)

into built-in wardrobe with sliding mirrored doors. Single radiator.

SHOWER ROOM

6'11 x 6'10 (2.11m x 2.08m)

Modern white suite comprising large format low threshold rectangular shower tray with glazed panels and thermostatic shower unit. Push button low flush W/C and half pedestal wall mounted wash hand basin with "monobloc" mixer tap and floor to ceiling splash back. Complimentary marble effect fully tiled floor. Extractor fan. Single radiator.

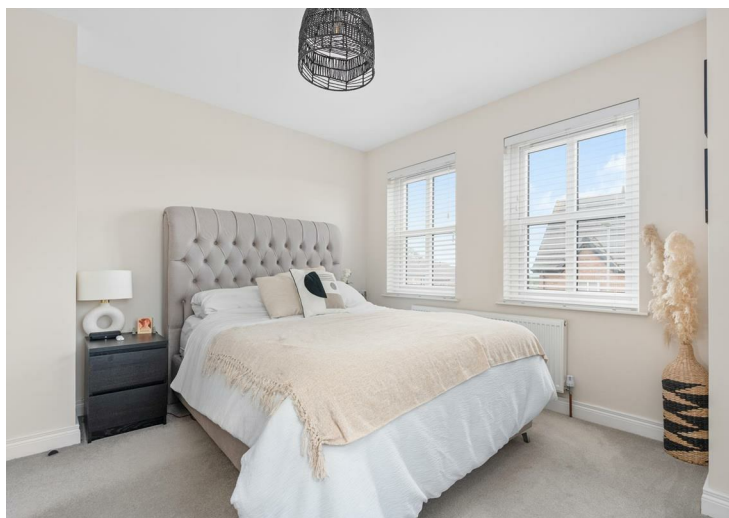
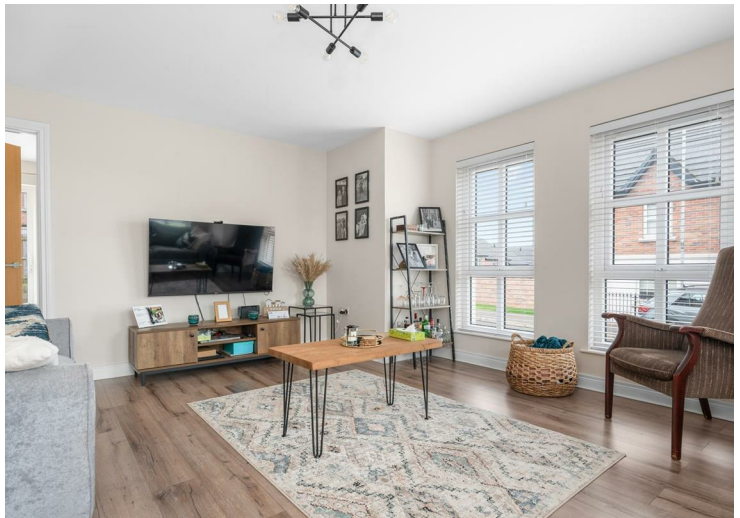
OUTSIDE

Garden to front and side in neat lawn. Tarmac drive to side with off street parking for 2 cars. Outside tap. Timber fencing and pedestrian gate to:

Fully enclosed garden to rear in neat lawn and feature paved patio with low level timber flower display. Matching higher level display to corner. Mix of timber fencing and complimentary brick walling. Outside light.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

Please note, none of the services or appliances have been tested at this property.





Energy Efficiency Rating

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



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