

## 15 Ballyveigh Crescent, Antrim, BT41 2FL



**PRICE Offers  
Over £179,950**

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We are delighted to offer for sale 15 Ballyveigh Crescent, Antrim.

This charming property boasts a delightful living space, featuring a stylish media wall in the living room that creates a warm and inviting atmosphere, perfect for relaxation and entertainment.

The house comprises three well-proportioned bedrooms, providing ample space for family living or accommodating guests. The fully fitted 'Shaker' style kitchen is a standout feature, offering both functionality and aesthetic appeal, making it a joy to prepare meals and gather with loved ones.

Situated conveniently close to local amenities and transport facilities, this property ensures that you have everything you need within easy reach. Whether you are looking for shops, schools, or public transport options, you will find them just a short distance away.

This semi detached home is an ideal choice for those seeking a comfortable and stylish home in a vibrant community. With its modern features and prime location, it presents a wonderful opportunity for both first-time buyers and families alike. Do not miss the chance to make this lovely property your new home.

Early viewing is strongly recommended.

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## FEATURES

- Entrance hall with fully tiled floor / Staircase to first floor
- Living room 16'9" x 11'7" with feature media wall with acoustic wall panelling and wall mounted contemporary style electric fire
- Kitchen with informal dining area / Double glazed sliding patio door to rear
- Full range of "Shaker" style high and low level units
- Integrated appliances to include oven, hob, fridge freezer, dishwasher and washing machine
- Ground floor W/C
- Three well proportioned bedrooms
- Bathroom with modern white suite to include panel bath with shower over
- PVC double glazed windows / Gas fired central heating / PVC fascia and soffits / High energy efficiency
- Tarmac drive to side with parking for two cars / Enclosed garden to rear with excellent sun orientation and privacy / Stunning elevated views towards Lough Neagh and Antrim town

## ACCOMMODATION

### OUTSIDE FRONT

Neat lawn. Paved pathway to front door. Tarmac drive to side with space for two cars. Pedestrian gate to the rear. Outside lighting.

### ENTRANCE HALL

Fully tiled floor. Staircase to first floor with moulded handrail. Single radiator.

### LOUNGE

**18'11" x 11'7" (5.788 x 3.542)**

Feature wood panelled walls. Feature media wall with acoustic wall panelling and a contemporary style wall mounted electric fire with LED lighting and wood burning effect. Double radiator.

### KITCHEN WITH INFORMAL DINING

**15'4" x 8'9" (4.694 x 2.670)**

Fully fitted range of dark blue 'Shaker' style high and low level kitchen units with contrasting worktops and splashback tiling. Over counter lighting and LED bullet lights to the kickstand. One and a quarter bowl stainless steel sink unit with black mixer shower tap. Integrated four ring halogen hob with stainless steel pyramid style overhead extractor fan and low level combination oven and grill. Integrated fridge freezer, washing machine and dishwasher. Fully tiled floor. Double radiator. PVC double glazed sliding patio door to rear garden.



## GROUND FLOOR WC

Modern white suite comprising low flush W/C and wall mounted wash hand basin with 'monobloc' mixer tap. Tiled splash back. Fully tiled floor. Single radiator.

## FIRST FLOOR LANDING

Access to partially floored loft. Storage cupboard with gas combi boiler.

## BEDROOM 1

12'7" x 8'1" (3.846 x 2.484)

Single radiator. Superb views towards Lough Neagh and Antrim town.

## BEDROOM 2

12'11" x 8'1" (3.958 x 2.475)

Single radiator

## BEDROOM 3

6'10" x 6'7" (2.096 x 2.032)

Integrated over stairs storage with clothing rail. Single radiator.

## FAMILY BATHROOM

Modern white suite comprising a a panel bath with shower over, feature chrome mixer tap, tiled splashback and glazed screen. Wall mounted wash hand basin with 'Monobloc' chrome mixer tap and floor to ceiling tiled splashback. Low flush push button WC. Fully tiled floor. Extractor fan. Single radiator.

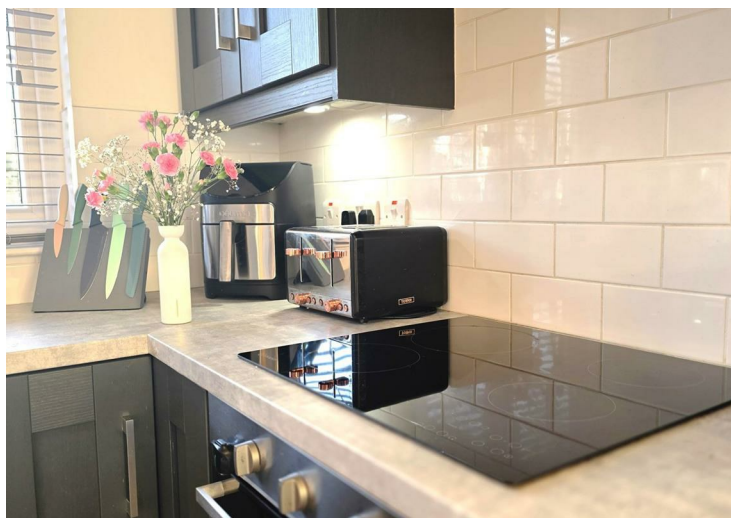
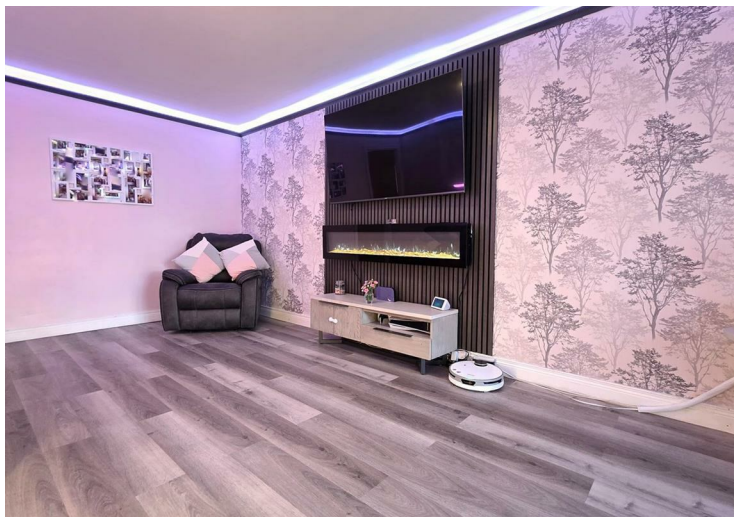
## OUTSIDE REAR

Fully enclosed rear garden with superb privacy and sun orientation. 6Ft timber fencing and pedestrian gate to the front. Elevated views towards towards Lough Neagh and Antrim town. Neat lawn with flower bed borders and raised paved patio. Outside tap and lighting.

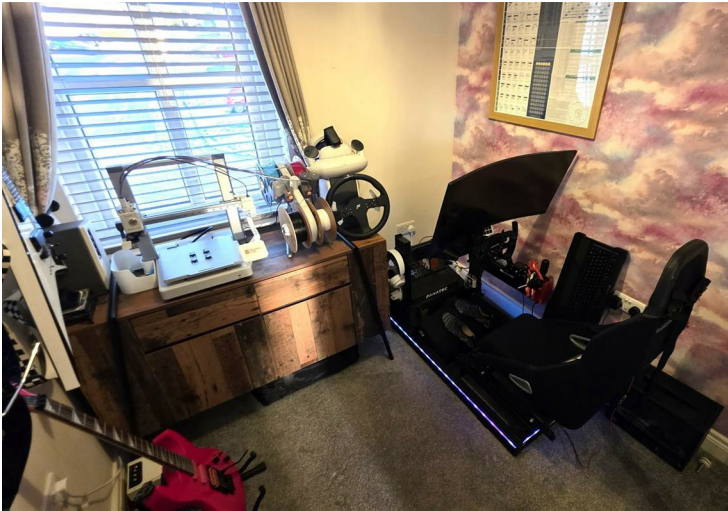
## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

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

Please also be aware, property boundaries are an estimation and are to be confirmed via your solicitor.







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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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