



49 Ballyveigh Crescent, Antrim, BT41 2FL

- Modern Semi Detached
- Lounge; Media Wall
- Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Private, Fully Enclosed Rear Garden

- Three Bedrooms
- Kitchen Through Dining Room
- Bathroom; Furnished Cloakroom
- Private Driveway
- Immaculately Presented Throughout

Offers Over £179,950

EPC Rating B





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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Composite front door with hardwood double glazed fanlight over. Tiled floor. Stairwell to first floor. Half panelling to wall.

#### LOUNGE 16'10" x 11'7" (wps)

Built in media wall. Contemporary, glass fronted, wall recessed, electric, focal point fireplace. Picture window to front elevation.



## **KITCHEN WITH INFORMAL DINING AREA 15'3" x 8'10"**

Modern fitted kitchen with range of high and low level storage units with contrasting granite effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated gas hob with extractor hood over. Integrated oven, dishwasher, fridge freezer and washing machine. Splashback tiling to walls. Tiled floor. PVC double glazed sliding patio door to rear garden.

## **FURNISHED CLOAKROOM**

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

## **FIRST FLOOR**

### **LANDING**

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

### **BEDROOM 1 13'1" x 8'2" (wps)**

### **BEDROOM 2 11'9" x 8'2" (wps)**

### **BEDROOM 3 7'10" x 6'11" (wps)**

Built in wardrobe with mirror panelled sliding doors.

### **BATHROOM**

Contemporary, white, three piece suite comprising panelled bath, vanity unit and WC. Glass shower screen over bath. Splashback tiling to sink. Tiled floor.

### **EXTERNAL**

Generous sized private driveway finished in tarmac.

Front garden finished in lawn.

External lighting.

PVC soffits, fascia rainwater goods.

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

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, modern, three bedroom, semi detached home, occupying a prime site within the recently constructed, Ballyveigh development, Ballygore Road, Antrim.**

**The property comprises entrance hall, lounge, kitchen through dining room, furnished cloakroom, three bedrooms, and bathroom, with contemporary, white, three piece suite.**

**Externally, the property enjoys private driveway and private, fully enclosed, rear garden, finished in lawn and paved patio area.**

**Other attributes include gas heating, PVC double glazing, and convenient location.**

**Ideal first time buy / buy to let investment alike.**

**Early viewing highly recommended to avoid disappointment.**



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	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 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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