info@country-estates.com www.country-estates.com

16 Ferrard Green, Antrim, BT41 4FR





PRICE Offers Over £279,950

This is a unique opportunity to purchase a re-sale property within this highly sought after residential development in Antrim town, close to all local amenities and transport facilities. Finished to an exceptionally high standard both inside and out, this well appointed family home boasts a large reception room with bay window and feature fireplace with multi-fuel cast iron stove. The stunning kitchen units in grey "contemporary" style are complimented by integrated oven, hob and dishwasher.

Upstairs, the three well proportioned bedrooms (Principal with ensuite shower room) provide excellent family accommodation and are complimented by the generous modern white bathroom suite with trendy shower bath and feature wall tiling.

Outside, the property occupies a generous site with substantial tarmac driveway and garage providing plenty of parking and making this property perfect for those with a growing family who want a modern home in a convenient location.

Early viewing strongly recommended.

Antrim
12 Church Street
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
BT39 9AA
Tel: (028) 9334 0726



FEATURES

- Entrance hall with fully tiled floor / Staircase to first floor
- Ground floor W/C with modern white suite
- Living room 19'2" x 12'3" (into bay) with feature fireplace and inset multi solid fuel stove
- Kitchen with informal dining area / PVC double glazed French doors to rear
- Full range of off grey contemporary style high and low level units / Integrated oven, hob and dishwasher / Integrated washer dryer
- First floor landing with access to partially floored loft
- Three well proportioned bedrooms / Principal with ensuite shower room
- Shower room with modern white suite to include a large walk in shower
- PVC double glazed windows and French doors / Dual coloured composite front door / Gas fired central heating
- Tarmac drive to side with parking for two plus cars / Access to detached garage / Garden to front in neat lawn / Fully enclosed garden to rear in neat lawn and large paved patio

ACCOMMODATION

ENTRANCE HALL
Fully tiled floor. Under stairs storage cupboard. Single radiator.

GROUND FLOOR W/C
Modern white suite comprising wall mounted wash hand basin with chrome 'Monobloc' mixer tap and tiled splashback. Low flush push button W/C. Single radiator.

LIVING ROOM
19'2" x 12'3" (at max) (5.855 x 3.734 (at max))
Set into bay window. Feature Glass fronted wood burning stove with polished granite hearth. Television and broadband points. Double radiator.

KITCHEN INFORMAL DINING AREA
19'8" x 10'4" (6.001 x 3.159)
Full range of dark grey contemporary style high and low level units with contrasting work surfaces and splashback tiling. Integrated four ring halogen hob with stainless steel pyramid style overhead extractor fan. Integrated low level combination oven / grill. Integrated fridge freezer and dishwasher. Integrated washer / Dryer. Low voltage downlights. Over counter LED lighting. Fully tiled floors. Television point. 'Anthracite' PVC 'French' patio doors to rear. Double radiator.

FIRST FLOOR LANDING
Access to partially floored loft with pull down aluminium ladder. Single radiator.

PRINCIPAL BEDROOM SUITE
12'10" x 11'0" (at max) (3.931 x 3.372 (at max))
Television point. Double radiator.

EN-SUITE
6'2" x 5'10" (1.888 x 1.794)
Modern white suite comprising wall mounted wash hand basin with chrome 'Monobloc' mixer tap and decorative tiled splashback. Low flush push button W/C and enclosed quadrant shower unit with tiled walls and 'drench' shower head. Fully tiled floors. Low voltage down lights. Extractor fan and single radiator.

BEDROOM 2
10'9" x 8'9" (3.291 x 2.669)
Double radiator

BEDROOM 3
10'7" x 10'5" (3.247 x 3.189)
Double radiator

SHOWER ROOM
8'6" x 8'2" (2.600 x 2.495)
Modern white suite comprising wall mounted wash hand basin with chrome mixer tap and decorative tiled splashback. 1,700mm Walk in shower comprising a 'Drench' shower head, secondary attachment, glazed screen and fully tiled splashback. Low flush push button W/C. Fully tiled floors. Airing cupboard. Low voltage downlights. Extractor fan. Single radiator.

GARAGE
18'2" x 9'6" (5.550 x 2.912)
Electric Roller door. High resistance checker plastic flooring. Fully electrics and lighting. Mains water and waste pipe to the rear. Access to loft with pull down ladder. 'French' Anthracite PVC double glazed service doors to garden.

OUTSIDE
Too the front a Raised flower bed with matching brick walls. Decorative stone boarder. Neat lawn. Tarmac drive with space for two cars and side timer pedestrian gate to rear. Fully enclosed rear garden with superb sun orientation. Large paved patio area extending to gable side. Neat lawn with decorative stone edging. Outside tap and light. Outside power sockets.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS
Please note, none of the services or appliances have been tested at this property.







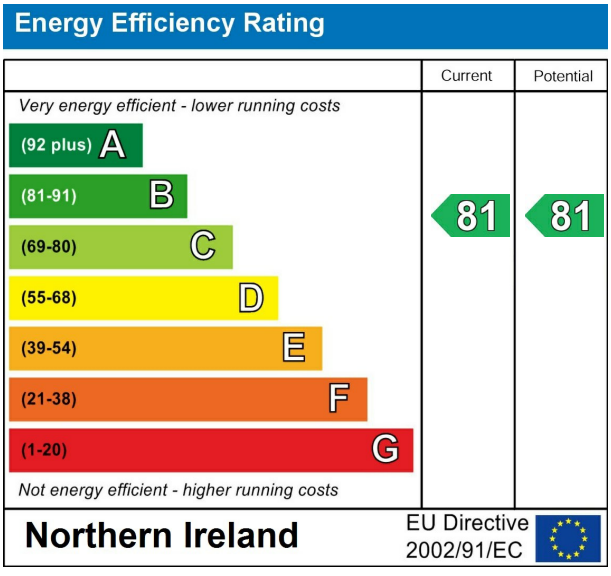














Mortgage IQ
Talk to one of our advisers today
12 Church Street, Antrim, Co. Antrim, BT41 4BA
T: 028 9417 0000
E: antrim@mortgageIQ.co.uk
WE KNOW WHAT IT TAKES

Country Estates (N.I) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:
These particulars do not constitute any part of an offer or contract
All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I) Ltd. or the vendor
None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact
Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars
The vendor does not make or give, and neither Country Estates (N.I) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.

PRS Property Redress Scheme