

82 Ferrard Grange, Antrim, BT41 4FU



PRICE Offers Over £209,950

This is an excellent opportunity for those with a growing family to purchase a well appointed and deceptively spacious three bedroom semi-detached house occupying a good position within this sought after residential development close to Antrim town centre and all local amenities at "The Junction" retail outlet with nearby supermarkets, pubs, restaurants, coffee shops and leisure facilities.

Finished to an exceptionally high standard this property has been beautifully maintained both inside and out and boasts a stunning kitchen with a range of integrated appliances together with luxury bathroom and ensuite making this the ideal family home for those who want a quality home with all the convenience of town centre living.

Early viewing strongly recommended.

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BT36 5EU
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FEATURES

- Entrance hall with fully tiled floor / Staircase to first floor / Ground floor W/C
- Living room 15'0" x 11'7"
- Kitchen with informal dining area / Full range of dark blue contemporary style units
- Integrated oven, hob, dishwasher, 50/50 fridge freezer and washer/dryer
- First floor landing
- Three well proportioned bedrooms / Master with ensuite shower room
- Family bathroom with modern white suite to include corner panel bath and fully tiled shower cubicle
- Anthracite PVC double glazed windows and external doors / Gas fired central heating
- Tarmac drive to side with off-street parking for up to two cars / Enclosed garden to rear in neat lawn and large enclosed patio
- Excellent opportunity for first time buyers and young families alike

ACCOMMODATION

Tarmac drive with space for two cars. Outside Light. Paved pathway with mixed stone boarder leading to Front door.

ENTRANCE HALL

Composite front door with portlights leading to fully tiled floor. Staircase to first floor with moulded and painted balustrading. Single Radiator.

GROUND FLOOR WC

Modern white suite comprising a low flush push button WC. Half pedestal wash hand basin with 'monobloc' chrome mixer tap and tiled splashback. Fully tiled floor and a single radiator.

LIVING ROOM

15'0" x 11'7" (4.586 x 3.553)

Low voltage downlighting. Anti-scratch Wood laminate flooring. Tracked for wall mounted TV. Double radiator.

KITCHEN / INFORMAL DINING

19'5" x 12'0" (5.920 x 3.674)

Full range of navy contemporary style high and low level kitchen units with contrasting worktops and 'bevelled' white splash back tiling. Matching kitchen peninsula with additional storage and breakfast bar style seating. Single drainer stainless steel sink unit with chrome mixer tap. Integrated appliances to include a 4 ring halogen hob with stainless steel pyramid style overhead extractor fan. low level combination oven and grill. 50/50 split Fridge freezer, dishwasher and Washer/Dryer. 'Ideal' combi gas boiler. Over counter LED lighting. Low voltage down lighting, Large pantry cupboard. Fully tiled floor. TV Wall points. Double radiator. PVC 'French' doors to the rear.

FIRST FLOOR LANDING

Access to loft. Storage cupboard. Single radiator.

BEDROOM 1

12'2" x 12'3" (3.714 x 3.759)

Feature wood panelled wall. Double radiator.

EN-SUITE

Modern white suite comprising a fully enclosed wall to wall shower with 'Drench' shower head, secondary attachment, fully tiled splashback and glazed sliding door. Low flush push button WC. Half pedestal wash hand basin with 'monobloc' chrome mixer tap and tiled splashback. Fully tiled floor. extractor fan. Chrome towel radiator.

BEDROOM 2

13'0" x 9'3" (3.963 x 2.835)

Double radiator.

BEDROOM 3

9'9" x 8'11" (2.984 x 2.721)

Double radiator.

BATHROOM

7'9" x 6'11" (2.381 x 2.111)

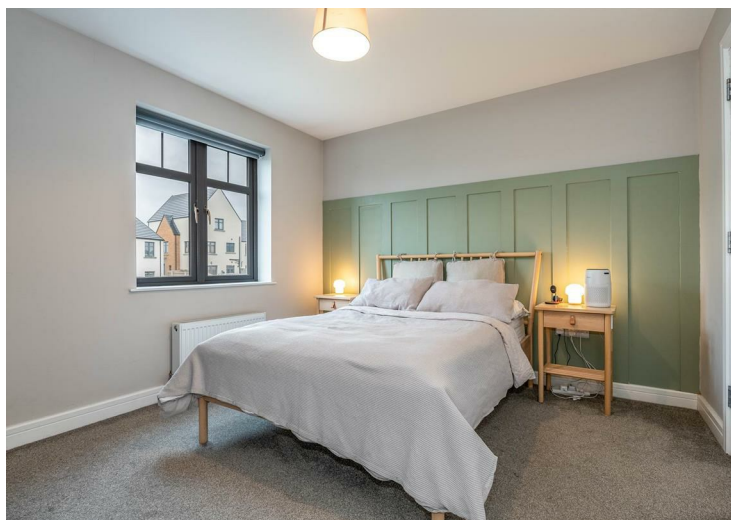
Modern four piece white suite comprising a corner bath with feature mixer tap and shower attachment. Fully enclosed corner shower with fully tiled splashback and glazed sliding doors. Half pedestal wash hand basin with chrome 'Monobloc' chrome mixer tap and tiled splashback. Low flush push button WC. Low voltage downlights. Extractor fan. Single radiator.

OUTSIDE REAR

Large enclosed paved patio with 4ft timber fencing and pedestrian gate leading to neat lawn. 6Ft timber privacy fencing and pedestrian gate to the front. Outside tap and light.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

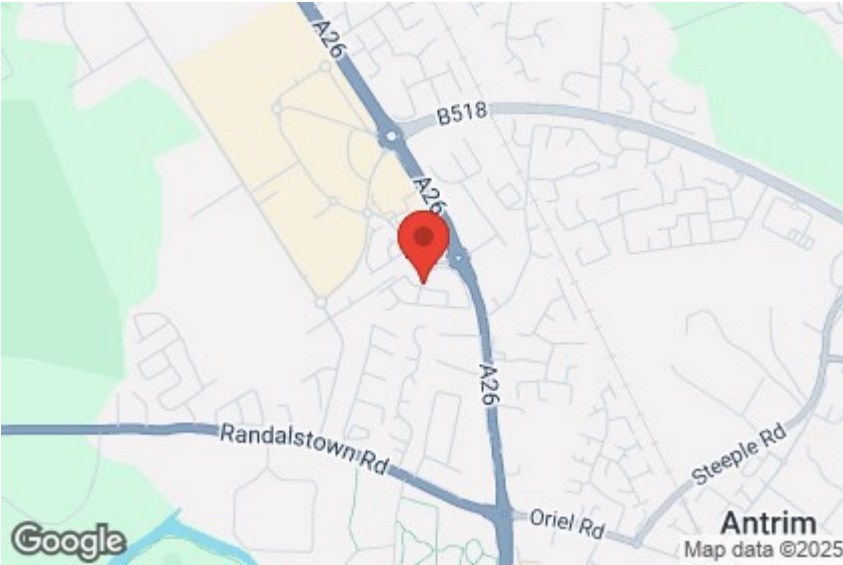
Please note, none of the services or appliances have been tested at this property.





Energy Efficiency Rating

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



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