

## 21 Ferrard Green, Antrim, BT41 4FR



### PRICE Offers Over £169,950

Welcome to 21 Ferrard Green, Antrim. A Contemporary Two-Bedroom Quad Home in a Prime Location. Perfectly positioned in a popular and convenient residential development, 21 Ferrard Green offers stylish and practical living just moments from The Junction Outlet Shopping Centre and excellent local transport links.

This beautifully presented two-bedroom quad home features a bright and spacious open-plan kitchen, living and dining area, complete with a full complement of integrated appliances, ideal for modern living and entertaining. A convenient ground floor WC adds to the functionality of the space.

Upstairs, the property boasts two exceptionally well-proportioned bedrooms, including a principal bedroom with a dressing area, and access to a contemporary Jack & Jill bathroom fitted with a sleek modern white suite.

Ideal for first-time buyers, downsizers, or investors, this home offers both comfort and convenience in a sought-after location.

Early viewing is highly recommended.

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## FEATURES

- Entrance hall with fully tiled floor / Staircase to First Floor
- Ground floor W/C with modern white suite
- Open plan kitchen, Living and Dining
- Full range of light grey high and low level kitchen units with complimentary work surfaces and splashback tiling
- Compliment of integrated appliances to include oven, hob, fridge freezer, dishwasher and washer dryer
- Two exceptionally well proportioned bedrooms to include principal with dressing
- 'Jack & Jill' bathroom with modern white suite to include 'P' shaped panel bath with shower over
- Black wood grain effect PVC double glazed windows and rear door / Hardwood front door / Gas fired central heating / High energy efficiency
- Two dedicated parking spaces to the front / Communal garden to the rear
- Excellent opportunity for all first time buyers and young professionals

## ACCOMMODATION

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#### OUTSIDE

Two dedicated parking spaces. Communal bin storage. Paved pathway to:

#### ENTRANCE HALL

Hard wood three panel double glazed door to entrance with fully tiled floor. Stair case to first floor with turned ballustrading and hand rail. Single radiator. Cloak cupboard.

#### GROUND FLOOR WC

Modern white suite comprising a pedestal wash hand basin with "monobloc" chrome mixer tap and tiled splash back. Low flush push button WC. Single radiator.

#### OPEN PLAN LIVING INTO KITCHEN/LIVING/DINING

#### LIVING AREA

11'1" x 9'11" (3.389 x 3.033)

TV points.

#### KITCHEN INTO INFORMAL DINING

25'10" x 8'3" (7.881 x 2.519)

(at max) Full range of light grey "Shaker" style high and low level kitchen units with complimentary work tops and partial splash back tiling. Single drainer stainless steel sink unit with chrome mixer tap. Integrated appliances to include four ring halogen hob with glass splash back and stainless steel pyramid style over head extractor fan. Low level combination oven/grill, fridge freezer, dish washer and washer/dryer. Fully tiled floor to kitchen dining. Two double radiators. Double glazed PVC door to communal.

## FIRST FLOOR LANDING

Storage cupboard with shelving. Access to loft. Single radiator.

## BEDROOM 1

14'3" x 9'5" (4.347 x 2.871)

Dressing room with hanging rails. Double radiator.

## JACK AND JILL BATHROOM

8'5" x 5'6" (2.577 x 1.700)

Modern white suite comprising a "P" shaped panel bath with chrome mixer tap, shower over with partially glazed screen and fully tiled splash back. Half pedestal wash hand basin with "monobloc" chrome mixer tap and tiled splash back. Low flush push button WC. Low voltage down lights. Fully tiled floor. Extractor fan. Single radiator.

## BEDROOM 2

12'0" x 10'2" (3.668 x 3.106)

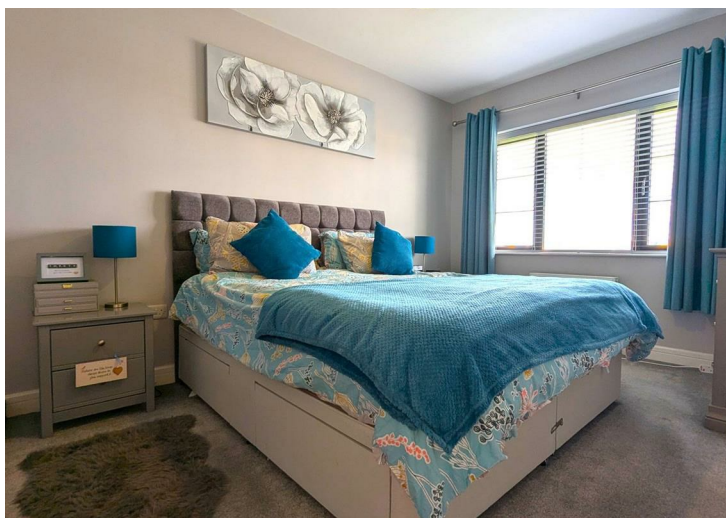
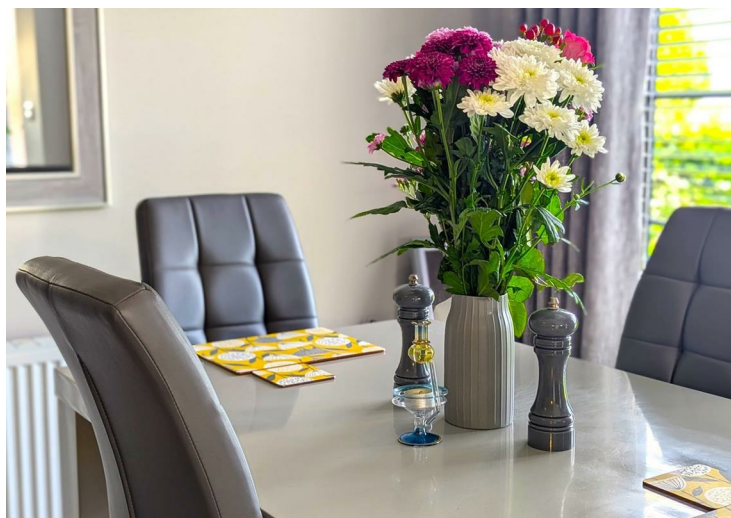
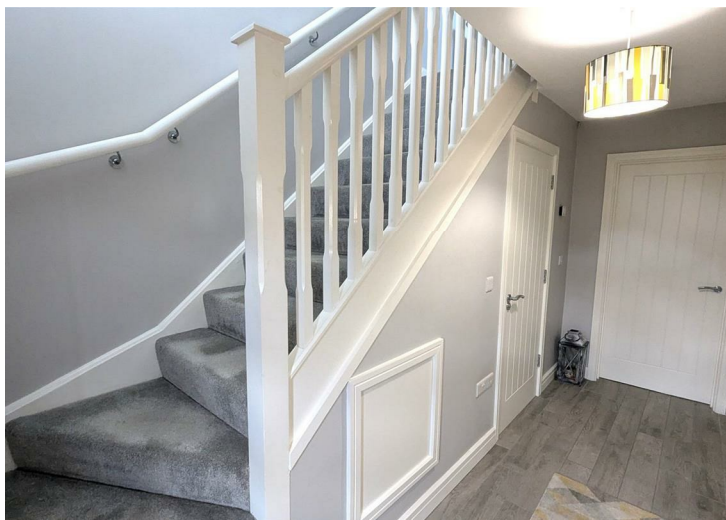
Double radiator.

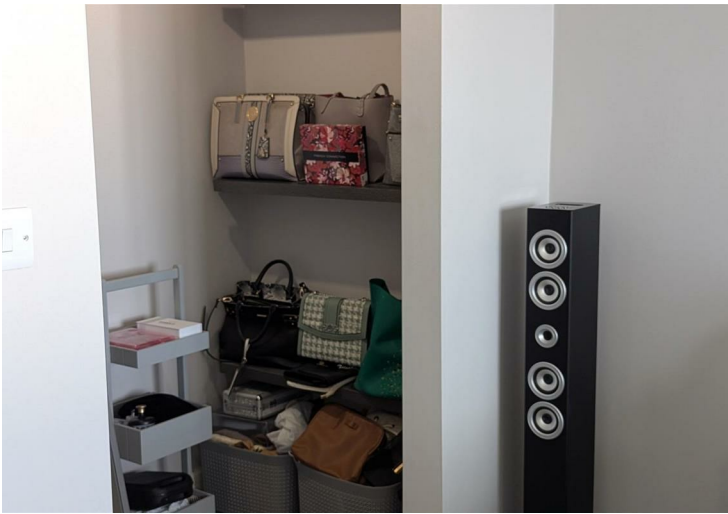
## OUTSIDE

Communal gardens with neat lawns and laurel hedge borders. Anthracite double glazed windows and external rear door. PVC soffits and fascias. Gas heating.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

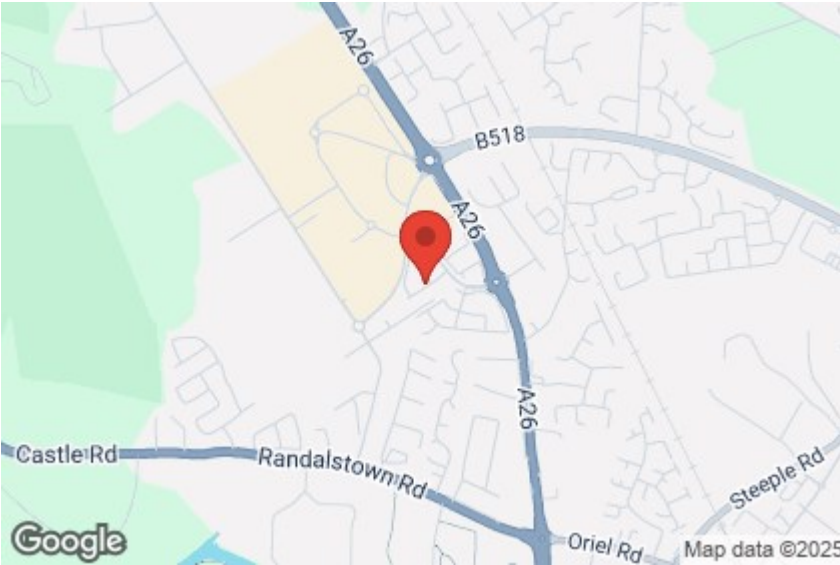
Please note, none of the services or appliances have been tested at this property.





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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