

6 Fernisky Park, Kells, Ballymena, BT42 3LL**PRICE Offers Over £164,950**

Welcome to 6 Fernisky Park – a beautifully presented 3-bedroom semi-detached home, ideally located in the heart of Kells.

This attractive property offers a generous living room perfect for relaxing or entertaining, alongside a spacious and well appointed kitchen with informal dining – ideal for family life.

Upstairs, you'll find three well-proportioned bedrooms and a family bathroom, providing comfort and flexibility. Outside, enjoy a fully enclosed rear garden with excellent sun orientation – the perfect spot for outdoor dining or play. A fantastic opportunity for first-time buyers, families, or those seeking a well-located home in a popular residential area.

Early viewing is strongly recommended.

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FEATURES

- Entrance hall with wood laminate flooring / Staircase to first floor
- Living room 13'11" x 12'3" with wood laminate flooring and feature electric fire
- Kitchen with informal dining area / Double glazed 'French' patio doors to rear
- Full range of white 'Shaker' style high and low level units with 'butcher bloc' effect worktops and breakfast bar peninsula
- Space for cooker, Fridge Freezer & Washing machine
- First floor landing with access to loft
- Three generous bedrooms / one with integrated storage
- Three piece bathroom suite to include a panel bath with shower over
- Double glazed windows and external doors / Oil-Fired central heating / Fully enclosed gardens to the rear offering excellent sun orientation
- Excellent opportunity for first time buyers and young families alike

ACCOMMODATION

OUTSIDE FRONT

Tarmac drive to front and side with space for three cars plus double gates to the rear with space for another. Neat lawn. Outside lighting.

ENTRANCE HALL

PVC double glazed door with sidelights to welcoming entrance. Staircase to first floor with moulded handrail and turned balustrading. Wood laminate flooring. Double radiator.

LIVINGROOM

13'11" x 12'3" (4.256 x 3.749)

Feature electric fire with tiled hearth, splashback and ornate wooden surround. Wood laminate flooring. Double radiator.

KITCHEN / INFORMAL DINING AREA

20'5" x 12'7" (at max) (6.248 x 3.838 (at max))

Full range of white 'Shaker' style high and low level kitchen units with complimentary 'Butcher' bloc style worktops and complimentary splashback tiling. Single drainer stainless steel sink unit with chrome mixer tap. Space for cooker with overhead extractor fan, space for fridge freezer and washing machine. Breakfast bar peninsula with additional storage and seating. Double radiator. Wood effect PVC double glazed 'French' doors to the rear.

FIRST FLOOR LANDING

Access to partially floored loft with drop down ladder. Hot press with insulated copper cylinder. Single radiator.

BEDROOM 1

12'8" x 9'4" (3.881 x 2.853)

Single radiator.

BEDROOM 2

12'8" x 9'5" (3.877 x 2.875)

Integrated bedroom furniture with clothing rails and shelving. Single radiator.

BEDROOM 3

9'4" x 9'5" (2.858 x 2.875)

Single radiator.

BATHROOM

7'5" x 9'8" (2.269 x 2.957)

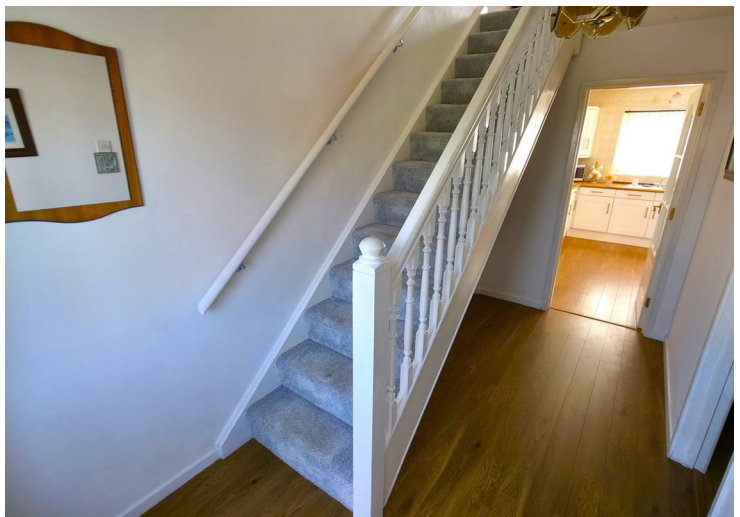
White three piece suite comprising a panel bath with 'Redring' electric shower over and partially glazed screen. Pedestal wash hand basin with chrome hot and cold taps. Low flush WC. Fully tiled floor and partially tiled walls. Extractor fan. Chrome towel radiator.

OUTSIDE REAR

Fully enclosed rear garden with superb sun orientation. 6 to 8 ft timber fencing and double pedestrian gates to front. Large paved patio and neat lawns. Boiler house and PVC oil tank. 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		
(69-80) C		71
(55-68) D	61	
(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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