

## 68 Ferrard Grange, Antrim, BT41 4FU



**PRICE Offers Over  
£234,950**

We are delighted to offer for sale this exceptionally well presented three bedroom semi detached villa 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.

A beautiful home showcasing a generous range of stylish upgrades throughout.

The heart of the home is the modern kitchen, complete with central island, a full complement of integrated appliances, and a premium 'Quooker' boiling water tap—perfect for contemporary living. Upstairs, three well-proportioned bedrooms include a principal with ensuite shower room, while each bedroom benefits from fully fitted custom storage furniture, blending practicality with design. The luxury four-piece family bathroom features a corner panel bath and enclosed shower unit, adding an extra touch of sophistication.

This is an exceptional home, thoughtfully enhanced for modern family living.

Early viewing is strongly recommended.

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## FEATURES

- Entrance hall with fully tiled floor / Staircase to first floor / Ground floor W/C
- Living room 14'11" x 11'6" / Feature contemporary style electric wall mounted log effect fire
- Kitchen with informal dining area 19'3" x 12'0" (at max) / Full range of light grey shaker style units with display cabinets, matching kitchen island and 'Hafele' granite effect sink unit
- Full compliment of integrated appliances to include a 'Quooker' boiling water tap, halogen hob, combi oven and grill, fridge freezer, dishwasher and washer dryer
- Sunroom 11'1" x 8'0" with fully tiled floor and PVC 'French' doors to the rear
- First floor landing with access to partially floored loft
- Three well proportioned bedrooms / Principal with ensuite shower room / All with custom fitted bedroom storage furniture
- Luxury four piece family bathroom with modern white suite to include corner panel bath and fully tiled shower cubicle
- Anthracite PVC double glazed windows and external rear door / Composite front door / Gas fired central heating / PVC soffits and fascia boards
- Tarmac drive to side with off-street parking for up to two cars / Enclosed garden to rear in neat lawn and paved patio

## ACCOMMODATION

### OUTSIDE FRONT

Neat lawn and tarmac drive to side with space for two cars. Paved pathway to front door with outside lighting.

### ENTRANCE HALL

Composite front door to entrance hall. Staircase to first floor with moulded handrail and turned balustrading. Fully tiled floor. Single radiator,

### GROUND FLOOR WC

Modern white suite comprising a wall mounted wash hand basin with 'Monobloc' chrome mixer tap and tiled splashback. Fully tiled floor. Single radiator.

### LIVING ROOM

**14'11" x 11'6" (4.57m x 3.53m)**

Feature wall mounted contemporary style electric fire with LED wood burning effect lighting and remote control. Dual aspect windows. Double radiator.

### KITCHEN / INFORMAL DINING

**19'3" x 12'0" (at max) (5.875 x 3.662 (at max))**

Fully fitted light grey 'Shaker' style high and low level kitchen units with a host of upgrades including a matching kitchen island with additional storage. Display cabinets. Complimentary work surfaces and bevelled white subway style splashback tiling. Single drainer 'Hafele' granite effect sink unit with a 'Quooker' boiling water tap. Additional integrated appliances to include a four ring halogen hob with hooded overhead extractor fan, a low level combination oven and grill, Fridge freezer, dishwasher and washer dryer. Large walk in storage with custom shelving. Fully tiled floor. Low voltage downlights to kitchen. Double radiator.

## SUNROOM

11'1" x 8'0" (3.380 x 2.454)

Fully tiled floor. Double radiator. PVC double glazed 'French' patio doors to the rear.

## FIRST FLOOR LANDING

Access to partially floored loft with lighting. Storage cupboard with shelving. Single radiator.

## PRINCIPAL BEDROOM

11'11" x 10'7" (3.646 x 3.236)

Integrated custom made and fully fitted bedroom storage furniture comprising shelving, clothing rails and drawers all with soft close doors. Double radiator.

## EN-SUITE

Modern white luxury suite comprising a wall to wall shower with fully tiled splashback and glazed folding door. Wall mounted wash hand basin with 'Monobloc' chrome mixer tap and tiled splashback. Low flush push button WC. Low voltage downlights. Fully tiled floor. Extractor fan. Single radiator.

## BEDROOM 2

12'11" x 9'8" (3.954 x 2.947)

Integrated custom made and fully fitted bedroom storage furniture comprising shelving, clothing rails and drawers all with soft close doors. Double radiator.

## BEDROOM 3

11'6" x 7'3" (3.517 x 2.223)

Integrated custom made and fully fitted bedroom storage furniture comprising shelving, clothing rails and drawers all with soft close doors. Double radiator.

## FAMILY BATHROOM

7'10" x 6'11" (2.395 x 2.123)

Modern white luxury four piece suite comprising a corner panel bath with chrome mixer tap, shower attachment and tiled splashback. A fully enclosed corner shower with fully tiled splashback and glazed sliding doors. Wall mounted wash hand basin with 'Monobloc' chrome mixer tap and tiled splashback. Low flush push button WC. Low voltage down lighting. Extractor fan. Single radiator.

## OUTSIDE REAR

Fully enclosed rear garden with 6Ft privacy timber fencing and pedestrian gate to front. Neat lawn. Paved patio. Outside tap and lighting.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

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

Living room photos were taken at an earlier date.

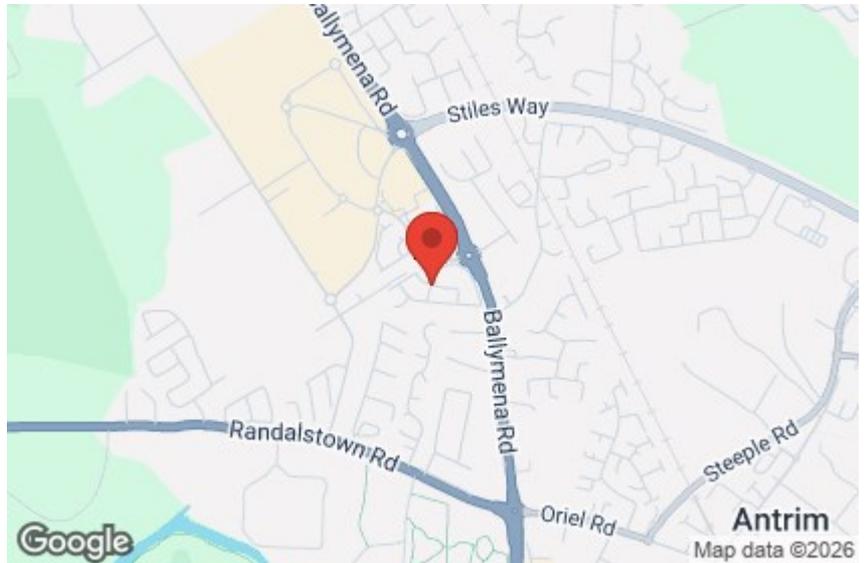
Also please be aware property boundaries are an estimation and are to be confirmed via your solicitor.





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</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	



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