

1 Fernisky Park, Kells, BT42 3LL



- Detached Gate Lodge styled Bungalow
- 2 Bedrooms
- 2 Receptions
- Popular Village location
- Kitchen with informal dining area
- Utility room with range of high and low level units
- Private prime corner site
- Four piece Bathroom suite with white suite
- Hardwood double glazed windows / Oil-fired central heating
- Gardens to front and side / Fully enclosed and private driveway to rear

PRICE Offers Over £170,000

This is an excellent opportunity for those looking to downsize to a deceptively spacious two bedroom detached bungalow in this sought after location on the outskirts of Kells village yet within easy access of all local amenities and transport facilities. Finished to a high standard throughout this well presented property benefits from a kitchen with informal dining area plus two reception rooms. Perfect for those searching for one level living at a realistic price.

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Antrim
BT41 4BA
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Ballyclare
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Glengormley
9A Ballyclare Road
Glengormley
BT36 5EU
Tel: (028) 9083 0803

ACCOMMODATION

Roman style entrance pillars and entrance canopy. Tiled step. Hardwood double glazed entrance door and leaded glass sidelights to:-

ENTRANCE HALL

Wood laminate floor. Access to loft. Hotpress with copper cylinder and immersion heater. Shelving above.

SEPARATE CLOAKS CUPBOARD

LIVING ROOM 16'0" x 12'0"

Attractive period style fireplace. Marble and granite inset with granite hearth and mahogany surround. Decorative corniced ceiling and centre rose. Wood laminate floor. Twin French doors into:-

DINING 12'0" x 11'7"

Decorative corniced ceiling and centre rose.

KITCHEN WITH INFORMAL DINING AREA 13'9" x 11'7"

Full range of white wood grain effect high and low level units with corner display and glazed corner unit with inset lighting. Contrasting work surfaces. One bowl single drainer stainless steel sink unit and mixer taps.

Integrated 4 ring corner hob with overhead extractor canopy. Low level combination oven and grill. Matching kitchen table. Partially tiled walls to work surfaces. Fully tiled floor.

UTILITY ROOM 7'6" x 6'8"

Range of matching white wood grain effect high and low level units and complimentary work surfaces. Single drainer stainless steel sink unit and mixer taps. Plumbed for washing machine and space for dryer. Fully tiled floor. Meter cupboard. Hardwood double glazed door and sidelights to rear.

BEDROOM 1 14'10" x 11'9"

(max) Full range of built-in bedroom furniture comprising 2 No. double wardrobes, 1 single wardrobe, matching head board and bedside cabinets. Vanity unit with 2 No. drawer sets, knee hole and corner storage unit.

BEDROOM 2 11'9" x 10'8"

Full range of built-in bedroom furniture comprising double and single wardrobe. Matching head board and bedside cabinets. Vanity unit with 2 No. drawer sets and knee hole.

FOUR PIECE FAMILY BATHROOM 11'9" x 8'1"

White suite comprising panel bath and low flush W/C. Double storage cupboard with inset sink unit. Fully tiled corner shower cubicle with sliding cubicle doors and 'Mira Sport' electric shower unit. Half tiled walls with decorative border. Fully tiled floor. Extractor fan.

OUTSIDE

Garden to front and side in neat lawn and well stocked borders. Paved pathway. Tarmac drive to side and rear. Twin gates opening into secure driveway with covered car port plus timber garage 16'0 X 10'0" Power and light. Paved patio. Prefabricated oil-fired boiler house. Timber fencing and gate to side.

IMPORTANT NOTE TO ALL PURCHASERS:

We have not tested any of the systems or appliances at this property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92 plus)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs		52	56

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