

40 Ferrard Green, Antrim, BT41 4FR



PRICE Offers Over £194,950

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 superb position with open aspect to the front overlooking a well maintained green area and a fully enclosed garden to the rear with excellent sun orientation. Situated in 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 and boasts a stunning kitchen with a range of integrated appliances together with a modern bathroom and ensuite with enclosed shower 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.

>Sales >New Homes >Commercial >Rentals >Mortgages

Antrim
12 Church Street
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803



FEATURES

- Entrance hall with fully tiled floor / Staircase to first floor / Ground floor W/C
- Living room 17'6" x 11'8" / Feature wood burning stove
- Kitchen with informal dining area 19'2" x 11'10" / Full range of contemporary style units
- Integrated oven / Hob / Dishwasher / Fridge-freezer / Washing machine
- First floor landing
- Three well proportioned bedrooms / Master with ensuite shower room
- Family bathroom with modern white suite to include panel bath with shower over
- 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
- Open aspect to front overlooking well maintained green area / Fully enclosed rear garden with excellent sun orientation

ACCOMMODATION

ENTRANCE HALL

Fully tiled floor. Stair case to first floor with moulded hand rail and painted ballustrade. Single radiator.

GROUND FLOOR WC

6'5" x 3'0" (1.970 x 0.924)

Modern white suite with low flush push button WC and wall mounted wash hand basin with decorative splash back. Fully tiled floor. Single radiator.

LIVING ROOM

17'6" x 11'8" (5.347 x 3.574)

Feature wood burning stove. Set into bay window. Double radiator.

KITCHEN INTO INFORMAL DINING

19'2" x 11'10" (5.858 x 3.625)

Full range of contemporary style high and low level units with contrasting work tops and splash back tiling. Integrated four ring halogen hob with stainless steel pyramid style over head extractor fan. Integrated dish washer, fridge freezer and washing machine. Low voltage down lights to kitchen. Large walk in under stairs storage cupboard. Double radiator.

FIRST FLOOR LANDING

Access to partially floored loft with pull down ladder. Single radiator. Cupboard with shelved storage.

BEDROOM 3

11'9" x 10'8" (3.606 x 3.272)

Double radiator.

ENSUITE

9'1" x 3'3" (2.780 x 1.006)

Modern white suite comprising low flush push button WC. wall mounted wash hand basin with chrome mixer tap. Decorative tiled splash back. Shower quadrant with fully tiled walls. Low voltage down lights. Extractor fan. Single radiator.

BEDROOM 2

12'11" x 9'1" (3.940 x 2.792)

Double radiator.

BEDROOM 3

9'9" x 8'10" (2.975 x 2.698)

Double radiator.

BATHROOM

7'6" x 7'0" (2.303 x 2.144)

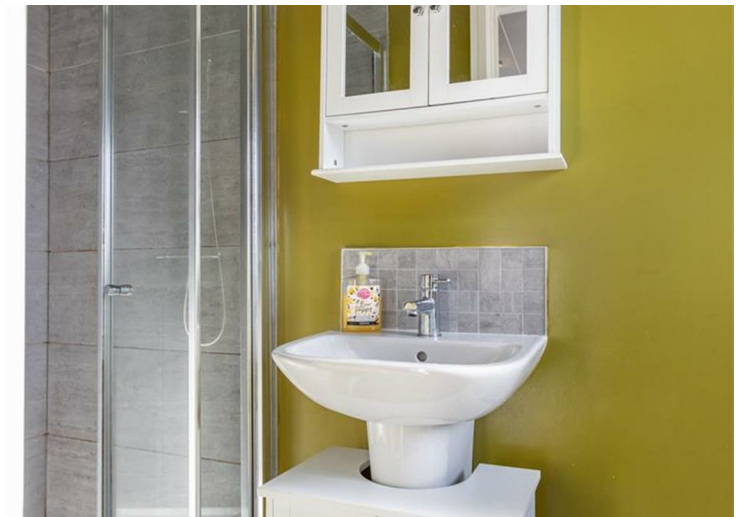
Modern white suite comprising low flush push button WC, wall mounted wash hand basin with chrome mixer tap and tiled splash back and storage below. "P" shaped panel bath with chrome mixer taps and shower over. Tiled splash back to bath. Fully tiled floor. Low voltage down lights. Extractor fan.

OUTSIDE

Fully enclosed rear garden with excellent sun orientation. Paved patio area and neat lawn divided by 5 Ft timber fence with pedestrian gate. 6 Ft timber fencing and pedestrian gate to drive way with side by side parking front for 2 cars. Outside tap and light.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

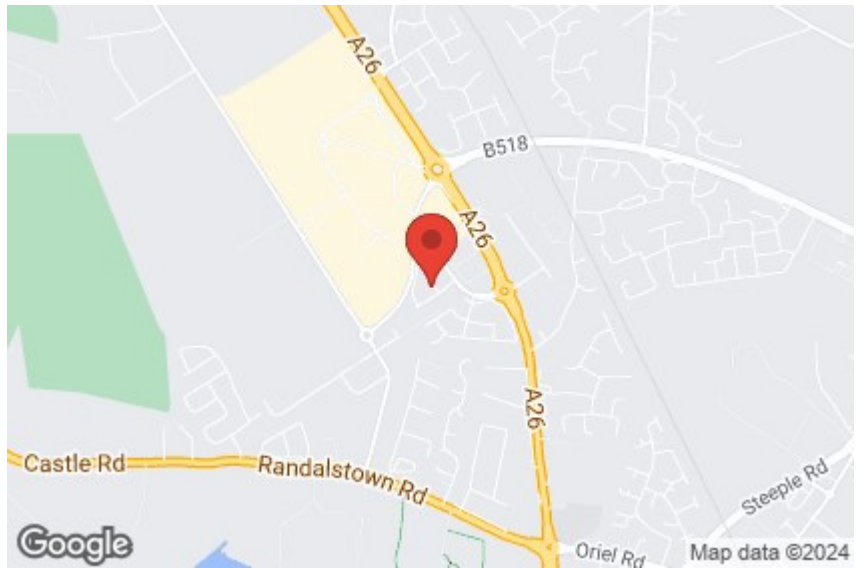
Please note, none of the services or appliances have been tested at this property.





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	



Mortgage IQ

Talk to one of our advisers today

12 Church Street, Antrim, Co. Antrim, BT41 4BA
 T: 028 9417 0000
 E: antrim@mortgageIQ.co.uk

WE KNOW WHAT IT TAKES

Country Estates (N.I) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:

These particulars do not constitute any part of an offer or contract

All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I) Ltd. or the vendor

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact

Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

The vendor does not make or give, and neither Country Estates (N.I) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.