

## 30 Ferrard Meadow, Antrim, BT41 4RU



### PRICE Offers Over £229,950

This is a unique opportunity to purchase beautifully presented property within this highly sought after residential development in Antrim town, close to all local amenities and transport facilities. Finished to an exceptionally high standard both inside and out with a host of extras from the standard spec, this well appointed family home boasts a large reception room with bay window and feature fireplace with multi-fuel cast iron stove. The stunning kitchen units in "contemporary" style are complimented by extensive range of integrated appliances to include oven, gas hob, dishwasher, fridge freezer, microwave oven and wine cooler.

Upstairs, the three well proportioned bedrooms (master with ensuite shower room) provide excellent family accommodation and are complimented by the generous modern white shower room suite with trendy walk in shower with feature wall tiling.

Outside, the property occupies a generous site with substantial tarmac driveway and garage providing plenty of parking making this property perfect for those with a growing family who want a modern home in a convenient location.

Early viewing strongly recommended.

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## FEATURES

- Entrance hall with fully tiled floor / Staircase to first floor
- Ground floor W/C with modern white suite
- Living room 16'4" x 12'4" (into bay) with feature inset multi solid fuel stove
- Kitchen with informal dining area / PVC double glazed French doors to rear
- Full range of contemporary style high and low level units / Integrated oven / Gas hob / Dishwasher / Fridge Freezer / Wine Cooler / Microwave
- First floor landing
- Three well proportioned bedrooms / Master with ensuite shower room
- Shower room with modern white suite
- PVC double glazed windows and French doors / Gas fired central heating
- Tarmac drive to side with parking for up to three cars / Detached garage with fitted kitchen / Garden to front in neat lawn / Fully enclosed and paved rear garden to the rear with recently added canopy

## ACCOMMODATION

### ENTRANCE HALL

Three panel double glazed door to fully tiled entrance hall. Staircase to first floor with handrail and painted balustrading. Intruder alarm.

### LIVINGROOM

**18'8" x 12'3" (at max) (5.692 x 3.751 (at max))**

Spacious Livingroom comprising a feature 'Henley' multifuel stove with polished granite hearth. Feature bay window. Fully tiled wood effect flooring. Double radiator.

### GROUND FLOOR WC

Modern white suite comprising a wall mounted wash hand basin with chrome mixer tap and tiled splashback. Low flush push button WC. Gable window. Fully tiled floor. Single radiator.

### KITCHEN / INFORMAL DINING AREA

**19'7" x 10'2" (5.97 x 3.12)**

Upgraded from the original spec this fully fitted kitchen comprises a full range of 'Contemporary' style high and low units with contrasting worktops, splashback board and matching kitchen island with breakfast bar style seating. Single drainer stainless steel sink unit with feature 'gold' mixer tap. A suite of Integrated appliances to include a low level combination oven and grill, Five ring gas hob with overhead stainless steel extractor fan, Microwave with recessed warmer drawer, Fridge Freezer, Dishwasher and wine cooler with LED lighting. Space for a washing machine. Low voltage downlights. Fully tiled floor. Vertical radiator. French double doors to rear.



## FIRST FLOOR LANDING

Access to loft. Single radiator.

## MASTER BEDROOM

11'2" x 12'8" (at max) (3.407 x 3.864 (at max))

Double radiator

## EN-SUITE

Modern white suite comprising a wall mounted wash hand basin with chrome mixer tap and tiled splashback. Enclosed shower unit with fully tiled walls and glazed sliding doors. Low flush push button WC. Low voltage downlights. Extractor fan. Chrome towel radiator.

## BEDROOM 2

10'8" x 10'3" (3.261 x 3.147)

Double radiator.

## BEDROOM 3

10'1" x 8'8" (3.088 x 2.653)

Fully suite of integrated office furniture. comprising high and low level contemporary style units with contrasting panelling and under unit LED lighting. USB plug sockets. Double radiator.

## SHOWER ROOM

8'3" x 8'7" (2.532 x 2.645)

Luxury three piece suite comprising a large walk in shower with fully tiled walls. Wall mounted wash hand basin with chrome mixer tap and tiled splashback. Low flush push button WC. Shelved airing cupboard. Fully tiled floors. Low voltage downlights. Extractor fan. Chrome towel radiator.

## DETACHED GARAGE

18'2" x 9'6" (5.55 x 2.90)

Fully fitted range of contemporary style high and low level kitchen units with contrasting worktops and splashback tiling offering exceptional storage. Space for cooker with stainless steel pyramid style overhead extractor fan. Plumbed for washing machine. Low voltage downlights. Electrical points. Remote operated roller door. Side door too:

## OUTSIDE FRONT

Tarmac drive to front with parking for up to three cars. Neat lawn. Paved pathway to front door. Outside light.

## REAR GARDEN

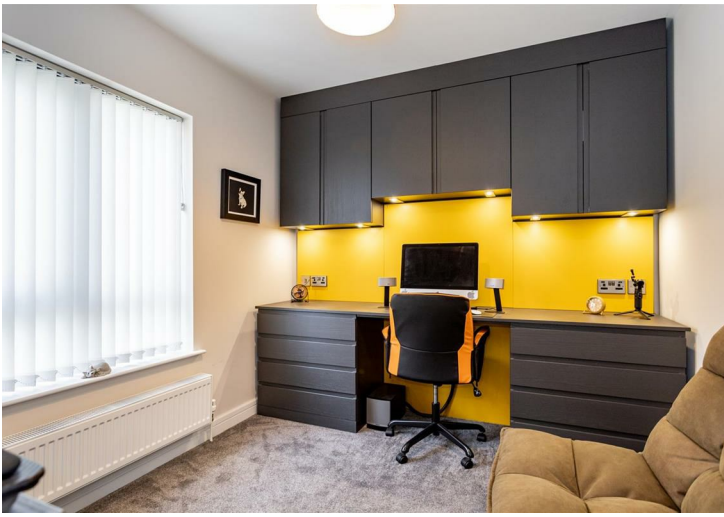
Fully enclosed and paved rear garden with recently installed canopy over rear door. Offering plenty of space for young families and those looking for low maintenance. Access to garage through side door. 6FT timber fencing. Outside tap and light.

## IMPORTANT NOTE FOR ALL POTENTIAL PURCHASERS;

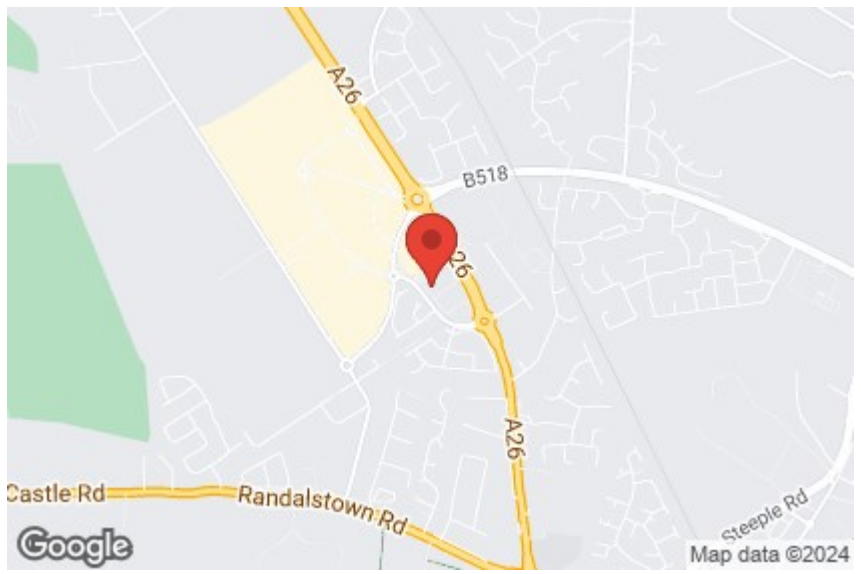
Please note, none of the services or appliances have been tested at this property.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>80</b>	<b>80</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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