

32 Ferrard Grange, Antrim, Antrim, County Antrim, BT41 4FT



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 good position 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.

Finished to an exceptionally high standard this property has been beautifully maintained both inside and out and boasts a stunning kitchen with a range of integrated appliances together with luxury bathroom and ensuite 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.

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BT36 5EU
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FEATURES

- Entrance hall with fully tiled floor / Staircase to first floor / Ground floor W/C
- Living room 17'8" x 13'2" / Feature electric wall mounted fire
- Kitchen with informal dining area 17'7" x 12'9" / Full range of navy blue kitchen units
- Integrated oven, 5 ring gas hob, dishwasher, fridge freezer and space for washing machine
- First floor landing with access to partially floored loft
- Three well proportioned bedrooms / Master with ensuite shower room
- Family bathroom with modern white suite to include panel bath and fully tiled shower cubicle
- Open aspect to the side
- 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

ACCOMMODATION

To the front a neat lawn with paved pathway to front door.

ENTRANCE HALL

Composite double glazed three panel front door to welcoming entrance with fully tiled floor. Stair case to first floor with moulded hand rail. Double radiator.

GROUND FLOOR WC

Modern white suite with wall mounted wash hand basin with chrome mixer tap and tiled splash back. Low flush push button WC. Single radiator.

LIVING ROOM

17'8" x 13'2" (5.391 x 4.017)

Dual aspect windows. Picture window. Double radiators. Wall mounted electric feature fireplace.

KITCHEN INTO INFORMAL DINING

17'7" x 12'9" (5.371 x 3.887)

(at max) Fully fitted range of high and low level pale blue kitchen units with complimentary work tops and splash back boards. Peninsula with breakfast bar style seating.

One and a quarter bowl stainless steel sink unit with chrome mixer tap. Integrated appliances to include a five ring gas hob with glass splash back and part glass part stainless steel over head extractor fan. Mid level double oven and grill, dish washer, fridge freezer and integrated space for a washing machine. Large walk in pantry. Low voltage down lights. Fully tiled floor. Double and single radiator. French glazed PVC doors to rear.

FIRST FLOOR LANDING

Large shelved storage cupboard. Access to loft, partially floored with lighting and a drop down ladder. Single radiator.

MASTER BEDROOM

14'0" x 9'10" (4.283 x 3.007)

Dual aspect windows. Double radiator.

ENSUITE

Modern white suite comprising enclosed wall to wall shower with partially glazed folding door and decorative tiled walls. Wall mounted wash hand basin with chrome mixer tap and matching tiled splash back. Low flush push button WC. Low voltage down lights. Fully tiled floor. Extractor fan. Single radiator.

BEDROOM 2

10'7" x 8'10" (3.235 x 2.711)

Dual aspect windows. Double radiator.

BEDROOM 3

10'11" x 9'3" (3.338 x 2.834)

Double radiator.

BATHROOM

8'10" x 6'8" (2.713 x 2.035)

Modern white four piece suite comprising a panelled bath with chrome mixer tap and shower attachment. Enclosed corner shower with partially glazed sliding door and tiled wall. Wall mounted wash hand basin with "monobloc" chrome mixer tap and tiled splash back. Low flush push button WC. Low voltage down lights. Fully tiled floor. Extractor fan. Single radiator.

OUTSIDE REAR

Fully enclosed rear garden with 6 Ft timber fencing and 6 Ft wall to one side. Neat lawn. Mixed stone bedding. Paved patio and well stocked raised flower bed. Outside tap and light. 6 Ft pedestrian gate to drive. Tarmac drive with space for 2 cars.

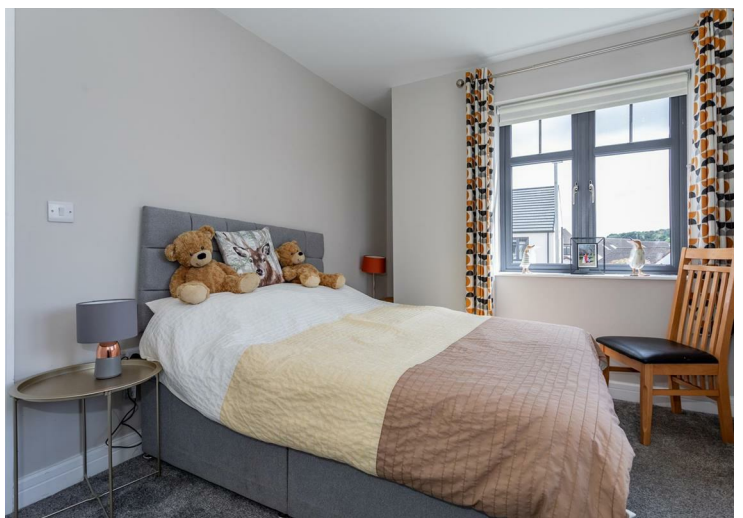
GARDEN ROOM

10' x 12' (3.05m x 3.66m)

Fully insulated with tv points and full electrics. Double glazed window and French double doors. CAN BE DISCUSSED AS AN EXTRA PURCHASE

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

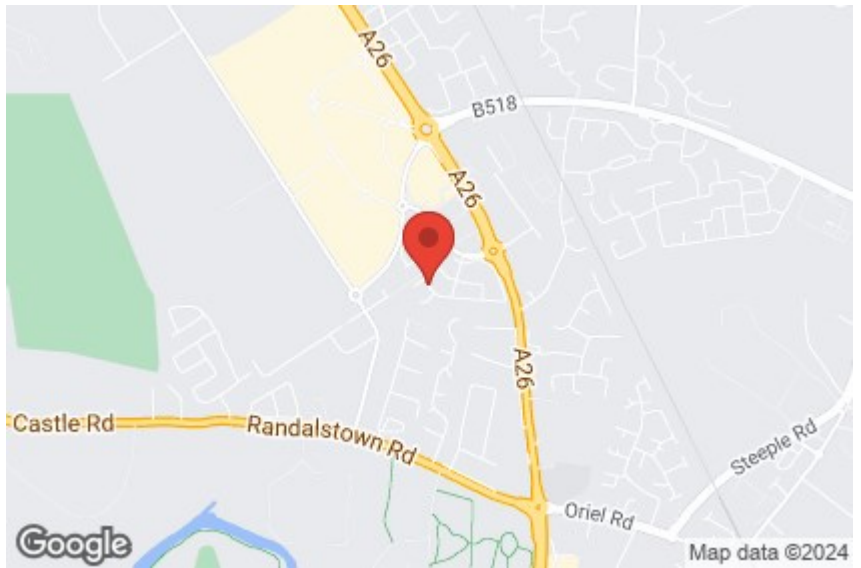
Please note, none of the services or appliances have been tested at this property.





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 | |



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