



## 37 Fernisky Park, Kells, BT42 3LL

- Semi Detached Chalet Bungalow
- Kitchen With Informal Dining Area
- Oil Heating
- Low Maintenance Garden
- Four Bedroom; Two+ Reception
- Bathroom; Separate Shower Room
- Double Glazing
- Village Location

Offers Over £159,950

EPC Rating E





## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Hardwood, glazed front door with matching hardwood, double glazed side screens. Tiled floor. Stairwell to first floor. Access to shelved hot press.

#### LOUNGE 15'3" x 12'3" (wps)

Open fire in tiled fireplace with matching tiled hearth and timber mantle. Back boiler link up system for water and heating. Tiled floor. Hardwood, double glazed picture window to front elevation.

#### BEDROOM 1 11'4" x 10'8"

Wood laminate floor covering. Hardwood, double glazed picture window to front elevation.

#### BEDROOM 2 / FAMILY ROOM 11'4" x 10'4"

Aluminium framed, double glazed sliding patio door with matching side screen, leading to rear garden.



### **FAMILY BATHROOM 10'4" x 6'5"**

Four piece suite comprising panelled bath, separate, fully tiled shower enclosure, pedestal wash hand basin and WC. Electric shower unit. Splashback tiling to sink. Tiled floor with matching skirting.

### **KITCHEN WITH INFORMAL DINING AREA 13'6" x 12'2"**

Fitted high and low level storage units with melamine work surface area. Colour coded 1.25 bowl sink unit with matching draining bay. Space for cooker with extractor canopy over. Space for under counter fridge. Tiled splashback to cooker. Tiled floor.

### **UTILITY ROOM 7'9" x 7'1"**

Range of high and low level storage units and contrasting melamine work surface. Stainless steel sink unit with draining bay. Space for under counter freezer. Plumbed for automatic washing machine. Space for tumble dryer. Tiled floor. Hardwood, double glazed rear door.

## **FIRST FLOOR**

### **LANDING**

Access to roof space and built in store.

### **BEDROOM 3 19'6" x 12'4" (wps)**

Dual aspect velux windows. Dual aspect into eaves storage.

### **BEDROOM 4 12'4" x 11'4" (wps)**

Access into eaves storage.

### **BEDROOM 5 / STUDY 10'4" x 6'11"**

### **SHOWER ROOM**

White, three piece suite comprising fully tiled shower enclosure, pedestal wash hand basin and WC. Electric shower unit. Splashback tiling to sink. Tiled floor.

### **EXTERNAL**

Front garden finished in lawn.

Private driveway area finished in tarmac.

Cast iron double gates leading to fully enclosed, low maintenance rear garden finished in stone.

PVC oil storage tank.

Oil fired central heating boiler.

External lighting.

Outside tap.

## **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.





**Generous sized, four bedroom/two+ reception, semi detached, chalet bungalow, situated within the popular Fernisky Park development, Kells, Ballymena.**

**The property comprises entrance hall, lounge, family room, kitchen with informal dining area, utility room, four bedrooms, bathroom, and separate shower room.**

**Externally, the property enjoys front garden finished in lawn, and low maintenance, fully enclosed rear garden, finished in stone.**

**Other attributes include oil heating and double glazing.**

**The property is in need modernising, as generously reflected within the marketing figure.**

**Early viewing highly recommended to avoid disappointment.**



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | 50                      | 66        |
| (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 |           |

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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