

## 53 Ferrard Meadow, Antrim, BT41 4RU



### PRICE Offers Over £189,950

We are delighted to offer for sale this beautifully presented and deceptively spacious three bedroom semi-detached house occupying this sought after residential development close to all the local amenities and transport facilities at The Junction, with Antrim town centre and a range of local schools all near at hand.

Finished to an exceptionally high standard throughout, the property boasts a generous ground floor W/C together with a large living room with feature wood burning stove which has never been used and a spacious kitchen with informal dining area complete with contemporary style fitted kitchen units, integrated appliances, large understairs storage area and PVC double glazed French doors to the rear. With three well proportioned bedrooms to include the master with ensuite shower room and a luxury family bathroom, this property is likely to fulfil the requirements of even the most discerning purchaser.

Early viewing strongly recommended.

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## FEATURES

- Spacious entrance hall with fully tiled floor and staircase to first floor
- Ground floor W/C with modern white suite and fully tiled floor
- Living room 14'5" x 11'3" / Feature "Inglenook" style fireplace with polished granite hearth / Cast iron multi solid fuel stove
- Kitchen with informal dining area / PVC double glazed French doors
- Full range of contemporary style light grey coloured high and low level units / Integrated oven, hob, fridge, freezer and dishwasher
- First floor landing with linen cupboard
- 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 / Gas fired central heating / Tarmac off-street parking for two cars / High energy efficiency
- Excellent opportunity for First Time Buyers and young families alike

## ACCOMMODATION

Tarmac drive to side with space for two cars. Neat lawn. Paved pathway to front door. Outside light.

### ENTRANCE HALL

Three panel double glazed door with sidelight to entrance. Staircase to first floor with moulded handrail. Fully tiled floor. Single radiator.

### LIVING ROOM

14'5" x 11'3" (4.419 x 3.440)

Feature 'Inglenook' multifuel stove with polished granite hearth. Double radiator.

### GROUND FLOOR WC

Modern white suite comprising a corner pedestal wash hand basin with 'Monobloc' chrome mixer tap and tiled splashback. Low flush push button WC. Extractor fan. Fully tiled floor. Single radiator.

### KITCHEN / INFORMAL DINING AREA

18'4" x 10'8" (at max) (5.601 x 3.253 (at max))

Full range of light grey contemporary style high and low level kitchen units with complimentary worktops and bevelled white splashback tiling. Single drainer stainless steel sink unit with 'Monobloc' chrome mixer tap. Integrated appliances to include a four ring halogen hob with stainless steel pyramid style overhead extractor fan, low level combination oven and grill, fridge freezer, dishwasher and washer/dryer. Low voltage downlights. Fully tiled floor. Walk in storage cupboard. Double radiator. PVC double glazed 'French' doors to the rear.

## FIRST FLOOR LANDING

Access to loft. Shelved linen cupboard. Single radiator.

## BEDROOM 1

12'0" x 9'10" (3.668 x 3.011)

Double radiator

## EN-SUITE

Modern white suite comprising a wall to wall shower with partially glazed folding door and fully tiled splashback tiling. Half pedestal wash hand basin with 'Monobloc' chrome mixer tap and tiled splashback. Low flush push button WC. Extractor fan. Low voltage downlights. Fully tiled floor. Gable window. Single radiator.

## BEDROOM 2

11'4" x 9'10" (3.46 x 3.014)

Double radiator.

## BEDROOM 3

9'0" x 8'2" (2.744 x 2.499)

Double radiator.

## BATHROOM

8'2" x 7'3" (2.499 x 2.211)

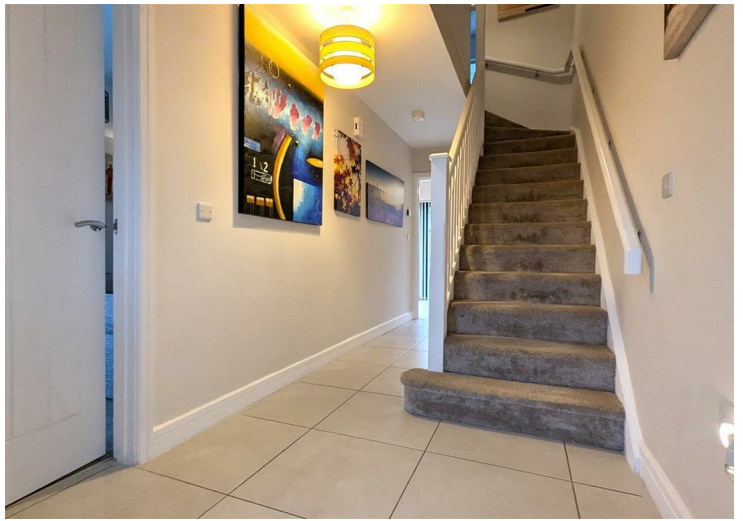
Modern white suite comprising a panel bath with chrome mixer tap, shower over with glazed screen and fully tiled splashback. Half pedestal wash hand basin with 'Monobloc' chrome mixer tap and tiled splashback. Low flush push button WC. Extractor fan. Fully tiled floor. Single radiator.

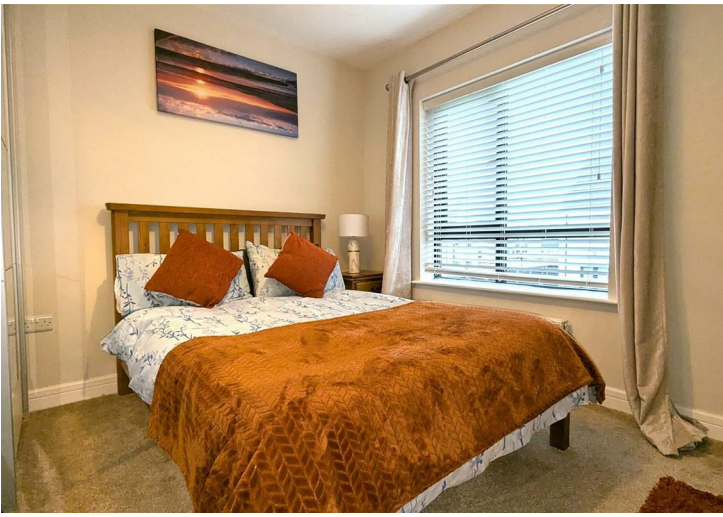
## OUTSIDE REAR

Fully enclosed rear garden with 6Ft timber fencing and pedestrian gate to front. Paved patio. Neat lawn. Outside tap and light.

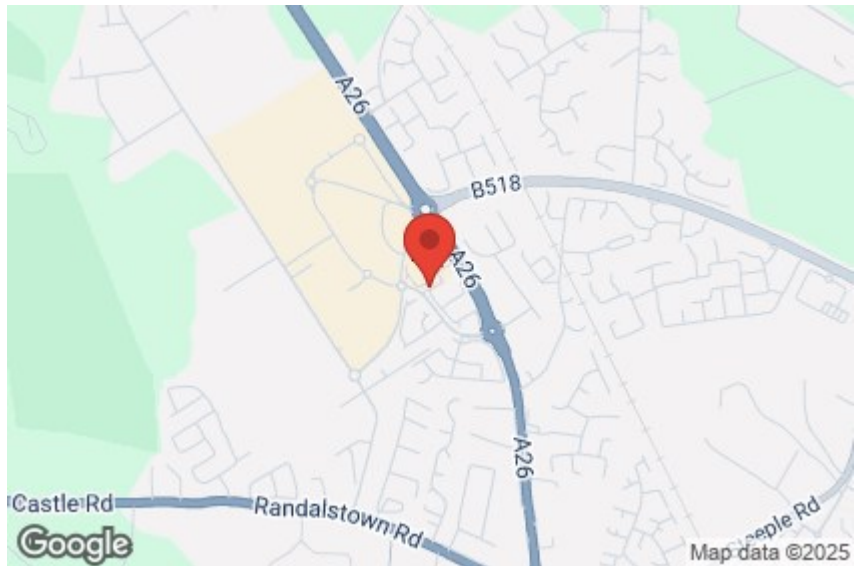
## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

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





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>83</b>	<b>83</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>			
<i>Not energy efficient - higher running costs</i>			
<b>Northern Ireland</b>	EU Directive 2002/91/EC		



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