



68 Ferrard Grange Ballymena Road, Antrim, BT41 4FU

**Offers Around
£229,950**

We are delighted to offer for sale this extremely well presented semi detached villa which is located in a very popular development just off the Ballymena Road, Antrim and will ideally suit a variety of purchaser.

Inside the accommodation comprises; tiled entrance hall with furnished cloakroom, good size lounge with feature wall mounted electric fire, luxury newly installed fitted kitchen / diner with built in oven & hob, integrated appliances, island unit and open to a sunroom with PVC double glazed double doors to rear. Upstairs there are three bedrooms, master with ensuite and a separate luxury bathroom with white suite and shower cubicle.

Other benefits include PVC double glazing and gas heating.

Outside there is a tarmac driveway, garden to front in lawn and fully enclosed garden to rear in lawn with paved patio area.

Early viewing recommended !!

68 Ferrard Grange

Ballymena Road, Antrim, BT41 4FU



- Semi Detached Villa
- Downstairs WC
- PVC Double Glazing / Gas
- 3 Bedrooms Master Ensuite
- Luxury Kitchen / Diner
- Driveway & Gardens
- Lounge & Sunroom
- Luxury White Bathroom

ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Double glazed front door, tiled floor, radiator

LOUNGE

15'0" x 11'7" (4.57m x 3.53m')

Feature wall mounted electric fire, radiator

KITCHEN / DINER

19'3" x 12'0" at widest (5.87m x 3.66m" at widest)

Modern newly installed range of high and low level units, formica worktop, Hafele grey granite effect sink unit, with Quooker tap, built in oven, ceramic hob, extractor fan, integrated fridge / freezer, dishwasher and washing machine, island unit, partly tiled walls, tiled floor, radiator

SUNROOM

11'2" x 7'11" (3.40m x 2.41m")

Tiled floor, radiator, pvc double glazed double doors to rear

FIRST FLOOR

LANDING

Storage cupboard, access to floored roofspace with light

BEDROOM 1

11'11" x 10'7" at widest (3.63m x 3.23m" at widest)

Modern range of built in furniture, radiator

ENSUITE

Fully tiled shower cubicle, thermostatic shower, semi pedestal wash hand basin, low flush wc, tiled floor, radiator

BEDROOM 2

12'11" x 9'7" at widest (3.94m x 2.92m" at widest)

Modern range of built in furniture, radiator

BEDROOM 3

11'6" x 7'3" at widest (3.51m x 2.21m" at widest)

Modern range of built in furniture, radiator

BATHROOM

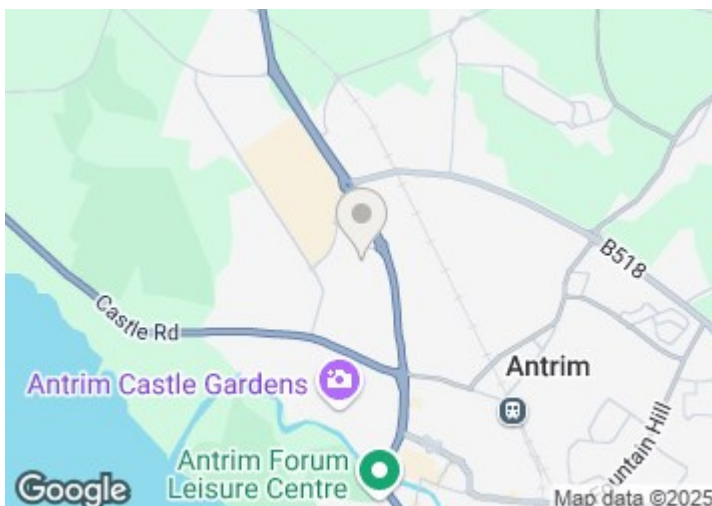
Luxury white suite comprising corner panelled bath, shower attachment, semi pedestal wash hand basin, low flush wc, chrome corner shower cubicle, thermostatic shower, tiled floor, radiator

OUTSIDE

Tarmac driveway

Garden to front in lawn

Fully enclosed garden to rear in lawn with paved patio area



Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 84 | 84 |
| (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 | |



****Please note that the any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order****

Questions you may have.

WHICH MORTGAGE WILL SUIT ME BEST?

HOW MUCH DEPOSIT WITH I NEED?

WHAT ARE MY MONTHLY REPAYMENTS GOING TO BE?

To answer these and other mortgage related questions contact 02890833295. Your home may be repossessed if you do not keep up your repayments on your mortgage.

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