



## 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

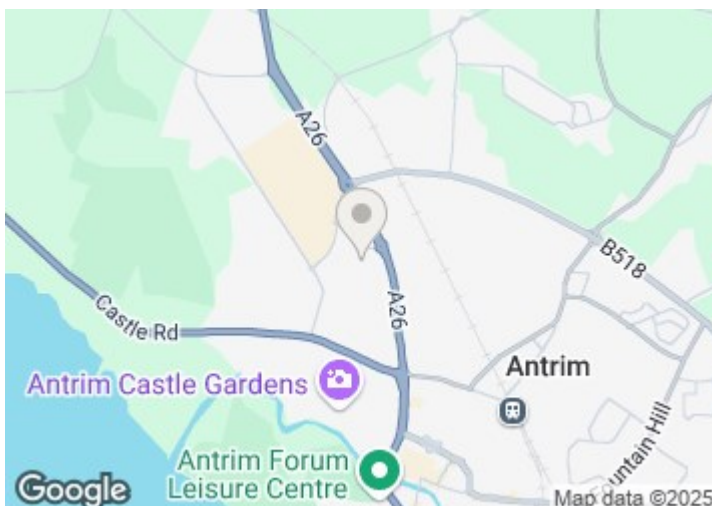
Luxury white suite comprising corner panelled bath, shower attachment, semi pedestal wash hand basin, low flush wc, chrome corner shower cubicle, thermostatic shower, tiled floor, radiator

##### 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) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</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	



**\*\*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. You home may be repossessed if you do not keep up your repayments on your mortgage.

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