

## 1 Fernwood Park, Antrim, BT41 1QF



### PRICE Offers Over £129,950

We are delighted to offer for sale 1 Fernwood Park, a charming semi-detached house located in the picturesque town of Antrim. This delightful property offers a perfect blend of comfort and practicality, making it an excellent opportunity for first-time buyers and young families alike.

Upon entering, you will find a well-finished reception room that provides a warm and inviting space for relaxation and entertaining. The house boasts three spacious bedrooms, each designed to offer a peaceful retreat at the end of the day.

The bathroom is conveniently located, ensuring ease of access for all family members.

The rear garden is mostly concreted, providing a low-maintenance outdoor area that is ideal for children to play or for hosting summer gatherings. Additionally, the property features a detached garage and a large brick-built storehouse, offering ample storage solutions for your belongings and hobbies.

1 Fernwood Park is close to local amenities, schools, and parks, making it an ideal location for families. This property presents a wonderful opportunity to create lasting memories in a home that is both practical and inviting. Don't miss your chance to view this lovely semi-detached house; it could be the perfect place for you to call home.

**>Sales >New Homes >Commercial >Rentals >Mortgages**

Antrim  
12 Church Street  
BT41 4BA  
Tel: (028) 9446 6777

Ballyclare  
51 Main Street  
BT39 9AA  
Tel: (028) 9334 0726

Glengormley  
9A Ballyclare Road  
BT36 5EU  
Tel: (028) 9083 0803



## FEATURES

- Entrance hall with staircase to first floor
- Large Living room 21'1" x 10'0" with 'Inglenook' multifuel stove
- Kitchen with informal dining area / Full range of 'Cream' high and low level 'Shaker' units
- Integrated five ring gas hob and low level combination oven/grill fridge freezer and dishwasher
- First floor landing with access to loft
- Three well proportioned bedrooms
- Bathroom with white suite to include panel bath with shower over
- Fully concreted rear yard with access to large brick built storage house and excellent privacy
- Detached garage with full electrics
- PVC double glazed windows and external doors / Gas-fired central heating / PVC soffits and fascia boards

## ACCOMMODATION

### ACCOMMODATION

PVC soffits and fascia boards. PVC external doors and double glazed windows.

### OUTSIDE FRONT

Gravel drive with space for two cars. Neat lawn. Raised flower bed with purple shale stone base. 4 Ft timber fencing. Access to garage.

### ENTRANCE HALL

Double glazed PVC door with side light to entrance. Stair case to first floor. Electric meter cupboard. Under stair storage. Double radiator. Two pane glass door to:

### KITCHEN

**11'10" x 10'1" (3.615 x 3.086)**

Fully fitted range of cream "Shaker" style high and low level kitchen units with contrasting work tops and complimentary splash back tiling. One and a quarter bowl stainless steel sink unit with chrome mixer tap. Integrated appliances to include a five ring gas hob with stainless steel pyramid style over head extractor fan, low level combination oven and grill, fridge freezer and dish washer. PVC double glazed door to rear. Double radiator. Low voltage down lights.

### LIVING ROOM

**21'1" x 10'0" (6.449 x 3.064)**

Low voltage down lights. Wood laminate floor. Two picture windows. Feature "Inglenook" style multi fuel stove, Two double radiators.

## FIRST FLOOR LANDING

Access to loft. Shelved storage with combi gas boiler.

## BEDROOM 1

10'1" x 12'1" (3.092 x 3.697)

Double radiator.

## BEDROOM 2

12'1" x 10'1" (3.692 x 3.078)

Double radiator.

## BEDROOM 3

10'1" x 8'11" (3.079 x 2.719)

(at max) Single radiator.

## BATHROOM

6'10" x 5'7" (2.085 x 1.718)

Modern white suite comprising a panelled bath with shower over featuring a "Drench" shower head, secondary attachment and partially glazed screen. Pedestal wash hand basin with chrome mixer tap. Low flush push button WC. Fully tiled walls. Extractor fan. Low voltage down lights. Chrome towel radiator.

## OUTSIDE REAR

Fully enclosed and mostly concreted rear garden featuring. Excellent privacy. 4-6 Ft brick walls with additional timber fencing over and cast iron gates to rear. Outside power sockets tap and light. 8 Ft timber pedestrian gate to front. Two external storage houses one of which plumbed for a washing machine.

## BRICK BUILT STORE HOUSE

14'3" x 10'10" (4.359 x 3.307)

Brick built store house. Timber sliding door. Full electrics.

## DETACHED GARAGE

18'0" x 9'0" (5.490 x 2.768)

Manually operated roller door and electrics. PVC double glazed door to rear.

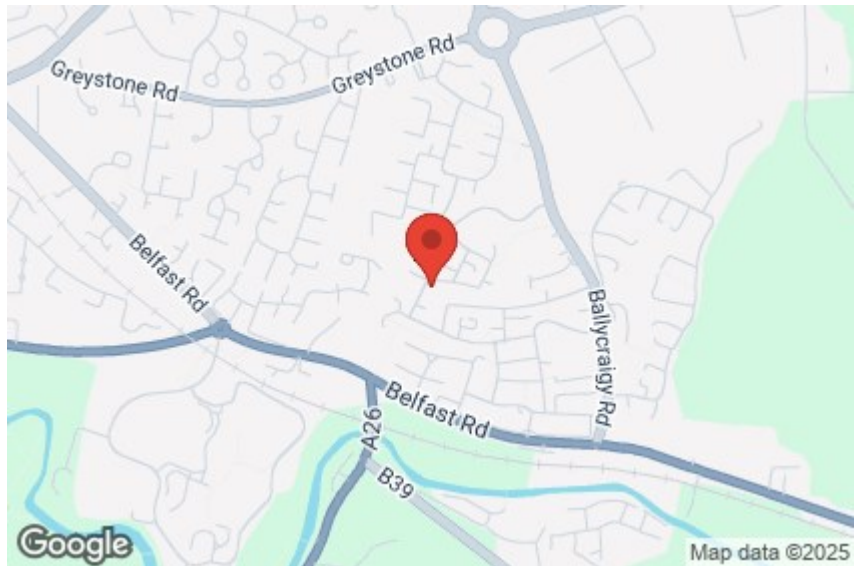
## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>71</b>	<b>71</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		



**Mortgage IQ**

**Talk to one of our advisers today**

12 Church Street, Antrim, Co. Antrim, BT41 4BA  
 T: 028 9417 0000  
 E: antrim@mortgageIQ.co.uk

**IQ**

WE KNOW WHAT IT TAKES

Country Estates (N.I) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:  
 These particulars do not constitute any part of an offer or contract  
 All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I) Ltd. or the vendor  
 None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact  
 Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars  
 The vendor does not make or give, and neither Country Estates (N.I) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.

