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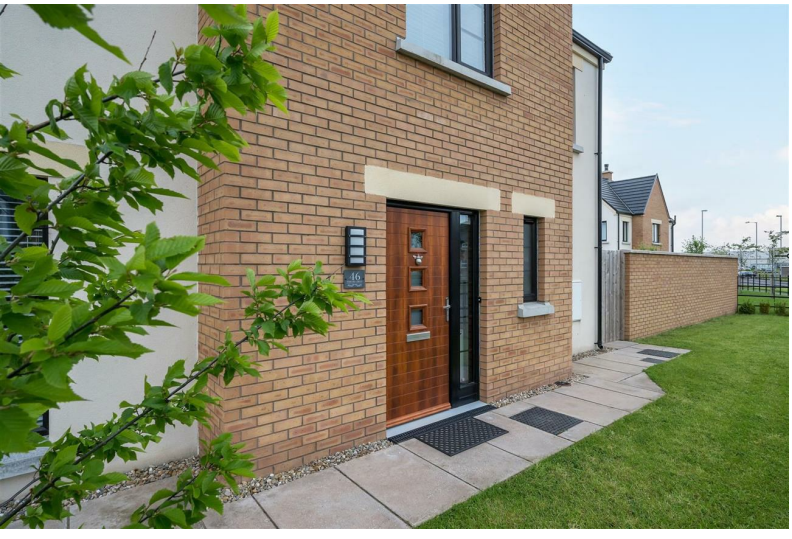


46 Ferrard Green, Antrim, BT41 4FR

- Semi Detached Villa
- Lounge; Wood Burning Stove
- Deluxe Bathroom With Four Piece Suite
- Furnished Cloakroom; Utility Store
- Gardens Front, Side and Rear
- Three Bedrooms; Master En Suite
- Kitchen With Informal Living / Dining Area
- Gas Heating; PVC Double Glazing
- Private Double Driveway To Front
- Convenient Location; Immaculately Presented

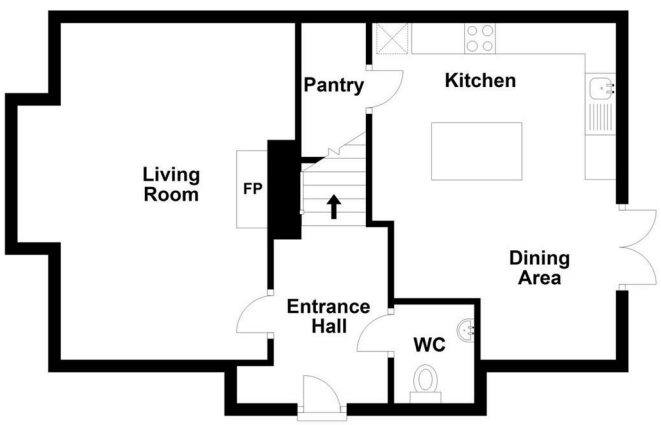
Offers Over £189,950

EPC Rating B



Ground Floor

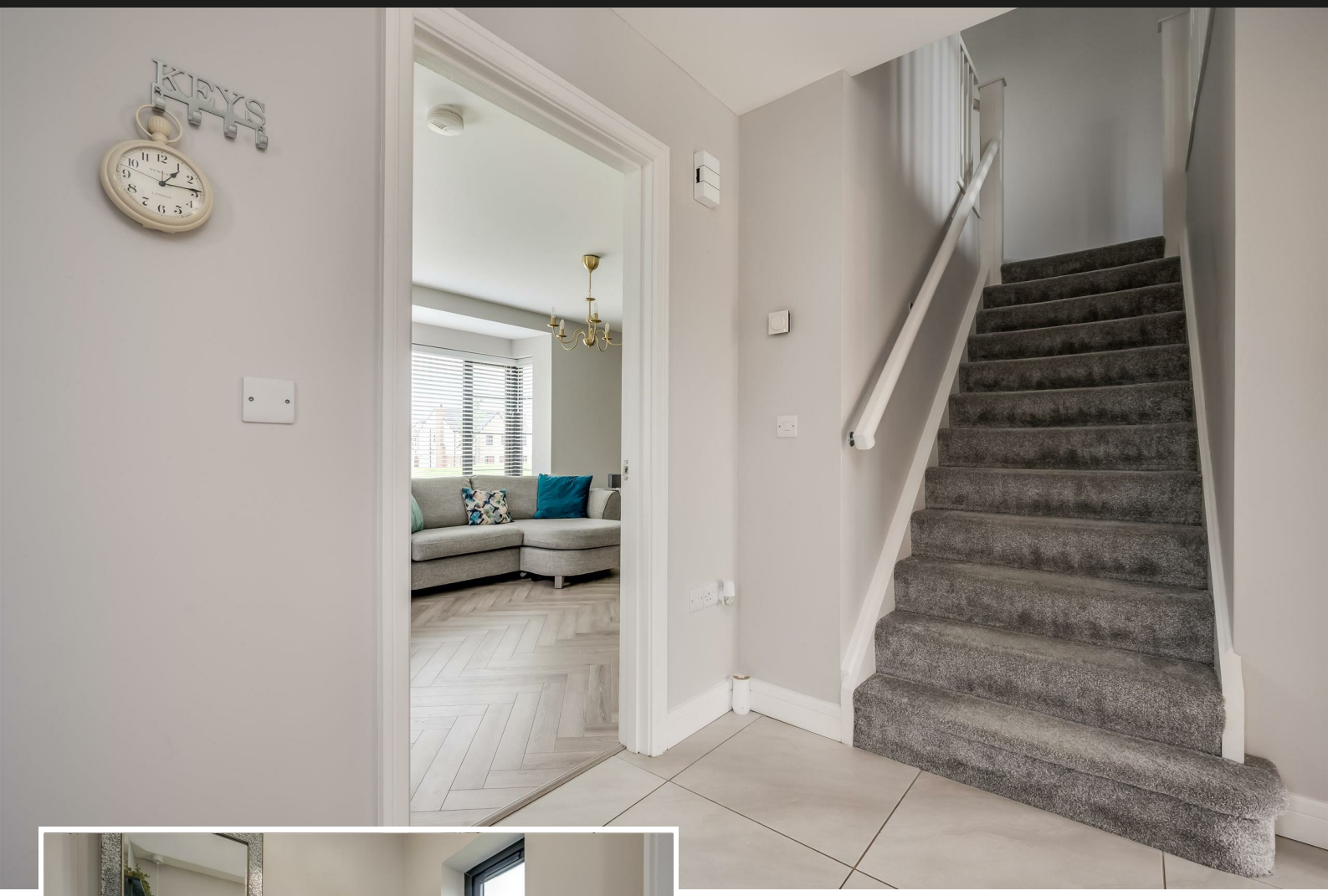
Approx. 53.3 sq. metres (573.3 sq. feet)



Total area: approx. 105.2 sq. metres (1132.7 sq. feet)

This plan is for illustrative purposes only.
Plan produced using PlanUp.

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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite double glazed front door with double glazed side screens. Tiled floor. Stairwell leading to first floor. White panelled internal doors.

FURNISHED CLOAKROOM

Contemporary white two piece suite comprising semi pedestal wash hand basin and WC. Splash back tiling to sink. Tiled floor.

LOUNGE bay

Box bay window. Cast iron wood burning stove set on polished granite hearth with matching inset to inglenook style recess. Parquet style wood laminate floor covering.







KITCHEN WITH INFORMAL DINING / LIVING AREA 17'11" x 12'10"

Luxury fitted kitchen with range of high and low level storage units with complementary marble effect melamine work surface. Ceramic sink with matching draining bay and mixer tap. Breakfast bar island with low level storage cupboards, drawer pack and contrasting polished granite work surface. Integrated touch screen ceramic hob with integrated extractor canopy over. Integrated oven, fridge freezer, washer/dryer and dishwasher. Gas fired central heating boiler (housed in matching unit). Matching upstands. Tiled floor. Access to utility store with light and tiled floor. PVC double glazed French patio doors leading to rear garden.

FIRST FLOOR

T-SHAPED LANDING

Access to partially floored roof space. Access to built in shelved store with light.

MASTER BEDROOM 14'2" x 9'5"

Picture window to front elevation enjoying views over communal green.

DELUXE EN SUITE SHOWER ROOM

Contemporary white three piece suite comprising fully tiled shower enclosure, semi pedestal wash hand basin and WC. Thermostat controlled shower unit. Splash back tiling to sink. Tiled floor.

BEDROOM 2 10'8" x 8'10"

Dual aspect windows.

BEDROOM 3 into robes

Wall to wall fitted wardrobes finished in sliding doors.

DELUXE FAMILY BATHROOM

Contemporary white four piece suite comprising tile encased bath with mixer taps and shower attachment over, separate fully tiled shower enclosure, vanity unit and WC. Thermostat controlled shower unit. Splash back tiling to sink and bath. Tiled floor.

EXTERNAL

Private double driveway area to front finished in tarmac.
Front and side gardens finished mainly in lawn and paved pathways.
Fully enclosed rear garden finished in lawn, paved patio area, blue slate chippings and range of plants, trees and shrubbery.
PVC fascia, soffits and rainwater goods.
External lighting.
Outside tap.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

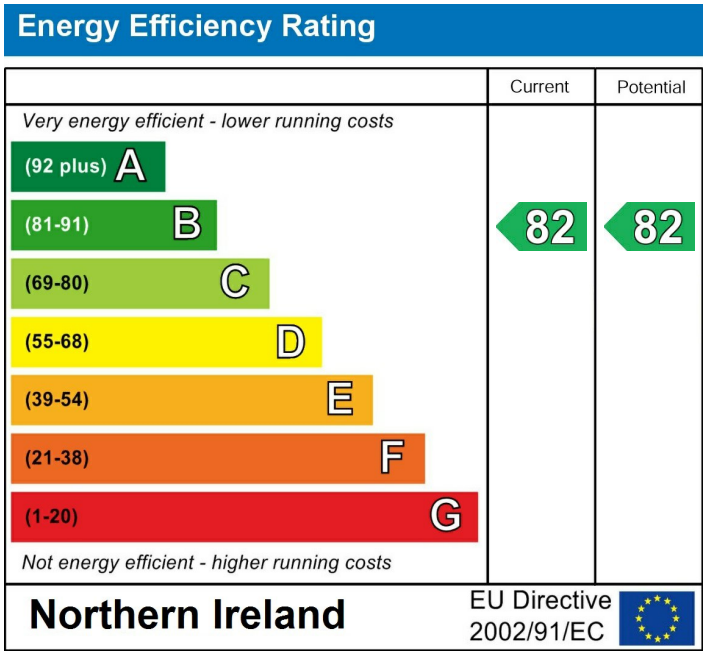
Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.







Immaculately presented, recently constructed, three bedroom semi detached villa, with fully enclosed rear garden, conveniently located within the popular Ferrard Green development, situated off Ballymena Road, Antrim, in close proximity to local amenities, public transport routes and main commuter networks. The property comprises entrance hall, furnished cloakroom, lounge with bay window and cast iron wood burning stove, kitchen with informal dining/living area, luxury fitted kitchen with range of integrated appliances, three well proportioned bedrooms, to include master with deluxe en suite shower room, and deluxe bathroom with contemporary four piece suite. Externally the property enjoys private double driveway to front finished in tarmac, front and side gardens finished mainly in lawn, and fully enclosed rear garden finished in lawn and paved patio area. Other attributes include gas fired central heating, PVC double glazing and convenient location. Early viewing highly recommended.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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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