



30A Fernagh Parade, Newtownabbey, BT37 0BW

Offers Over £169,950

- Tudor style semi detached villa in quiet residential location
- Bright lounge through to:
- Open plan casual dining area
- Double glazing in uPVC frames
- Enclosed garden to rear and driveway to side
- 3 Bedrooms
- Contemporary fitted kitchen with built in oven and hob
- Modern white bathroom suite with electric shower
- Oil fired central heating
- Ideal first time buy

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Situated in a quiet and highly sought-after residential location, this beautifully presented Tudor-style semi-detached villa offers an exceptional opportunity for first-time buyers and commuters alike, with Whiteabbey Railway Halt just a short distance away. Ready to move into, the property boasts the highest standard of presentation throughout and features three well-proportioned bedrooms. The bright lounge flows seamlessly into a contemporary fitted kitchen complete with built-in oven and hob, alongside an open-plan casual dining area ideal for modern living. A stylish white bathroom suite with electric shower complements the accommodation. Further benefits include uPVC double glazing, oil-fired central heating, an enclosed rear garden, and a private driveway to the side. Early viewing is highly recommended.



Council Tax Band: Northern Ireland



Ground Floor

Entrance Hall

uPVC front door, laminate wood flooring

Lounge

13'3 x 12'1

Laminate wood flooring, understairs storage, archway to:

Kitchen

15'3 x 10'2

Range of high and low level units, round edge worksurfaces, single drainer stainless steel sink unit with mixer tap, built in stainless steel oven and hob unit, stainless steel extractor fan and canopy, plumbed for washing machine, wall tiling, laminate wood flooring, casual dining area

First Floor

Landing

Access to roofspace

Bedroom (1)

12'0 x 8'11

Bedroom (2)

11'8 x 7'10

Bedroom (3)

8'5 x 7'10

Including hot press with insulated copper cylinder

Bathroom

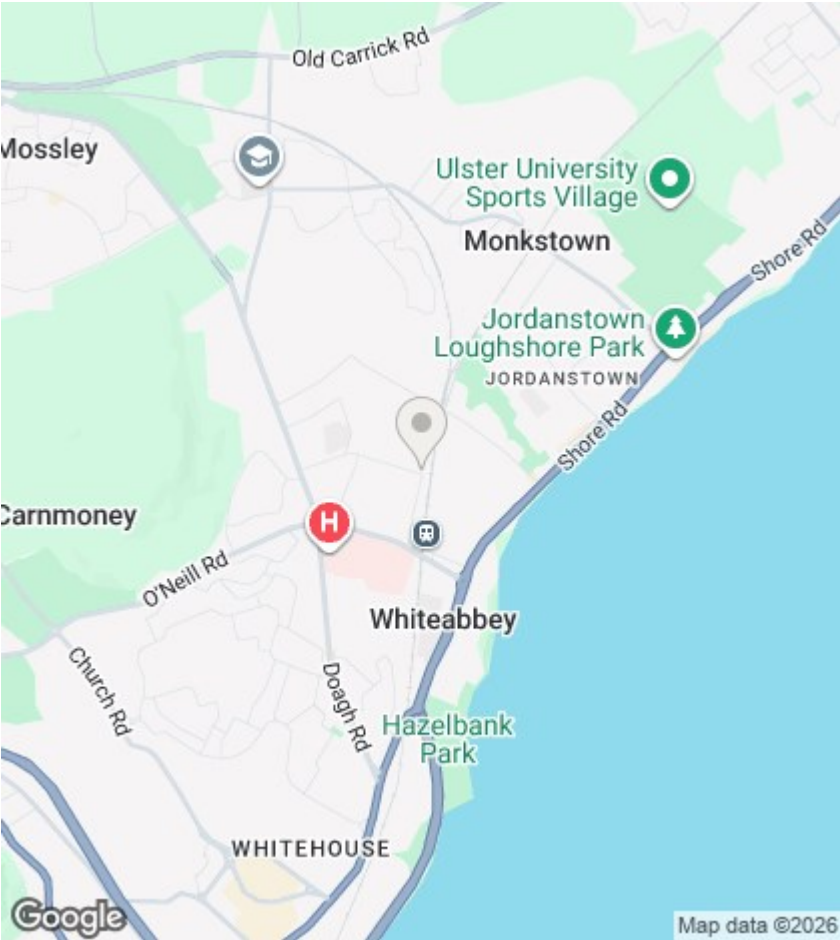
White suite comprising panelled bath, Mira electric shower, glazed shower screen, pedestal wash hand basin, low flush w/C, PVC wall panelling

Outside

Front in lawn

Paved driveway to side

Enclosed garden to rear, in lawn, paved patio area, outside tap, PVC oil storage tank



Directions

Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC