



94 Fernagh Road, Newtownabbey, BT37 0BE

Offers Over £124,950

- Well presented semi-detached property in a popular and convenient residential area
- Fitted kitchen
- Modern shower room
- Double glazing in uPVC frames (except front door)/ Gas fired central heating
- Paved driveway
- Two bedrooms
- Lounge with feature stove
- Downstairs W/C
- Front laid in lawn
- Enclosed garden to rear with raised decking

94 Fernagh Road, Newtownabbey BT37 0BE

94 Fernagh Road is a well presented semi-detached property in a popular and convenient residential area. Internally the accommodation comprises a bright and spacious lounge with hole in wall style fireplace and cast iron stove, fitted kitchen/dining, downstairs W/C, two well proportioned bedrooms and a modern three piece shower room. Externally, the property enjoys front garden, paved driveway and enclosed rear garden with outbuilding and raised decking. Additional benefits include double glazing in uPVC frames and gas fired central heating. Early viewing is strongly advised.



Council Tax Band: Northern Ireland



Ground Floor

Entrance Hall

Laminate wood flooring, wooden front door with privacy glass insets (single glazed)

Lounge

13'4 x 12'6

Laminate wood flooring, feature hole in wall style fireplace with slate hearth and stove, understairs storage

Kitchen

15'11 x 7'4

Modern fitted kitchen with range of high and low level units, round edge worksurfaces, 1 1/2 bowl stainless steel sink unit with mixer tap and drainer, space for fridge freezer, space for oven/ hob, gas boiler housing, plumbed for dishwasher, ceramic tiled flooring

Downstairs W/C

White 2 piece suite comprising, wash hand basin, push button W/C, extractor fan

First Floor

Landing

Bedroom (1)

12'5 x 10'8

Access to attic

Bedroom (2)

10'9 x 9'3

Bathroom

Modern 3 piece suite comprising shower enclosure with thermostatic controlled shower, pedestal wash hand basin and under basin storage, push button W/C, chrome heated towel rail, PVC wall panelling, extractor fan, downlighters

Attic storage

15'9 x 11'6

Outside

Front: Garden to front, laid in lawn

Side: Paved driveway

Rear: Enclosed rear, laid in lawn and paved pathway to raised decking, storage with light and power, plumbed for washing machine

Disclaimer/ Additional Information

The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does

not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.

Tenure - Leasehold Broadband & mobile checker for Northern Ireland

[https://www.nidirect.gov.uk/services/broadband-and-](https://www.nidirect.gov.uk/services/broadband-and-mobile-checker)

[mobile-checker](https://www.nidirect.gov.uk/services/broadband-and-mobile-checker) Flooding maps for Northern Ireland

[https://www.nidirect.gov.uk/information-and-](https://www.nidirect.gov.uk/information-and-services/your-neighbourhood-roads-and-streets/flooding-your-area)

[services/your-neighbourhood-roads-and-](https://www.nidirect.gov.uk/information-and-services/your-neighbourhood-roads-and-streets/flooding-your-area)

[streets/flooding-your-area](https://www.nidirect.gov.uk/information-and-services/your-neighbourhood-roads-and-streets/flooding-your-area) Please note the information

contained within these particulars is intended as a

guide only. Although prepared with care, its accuracy

cannot be guaranteed and it does not form part of any

contract. Interested parties should rely on their own

enquiries and seek professional advice where

necessary. We are happy to provide clarification on

any specific points upon request. All measurements

are given as approximate. Fixtures, fittings, and

appliances have not been tested, and no warranty is

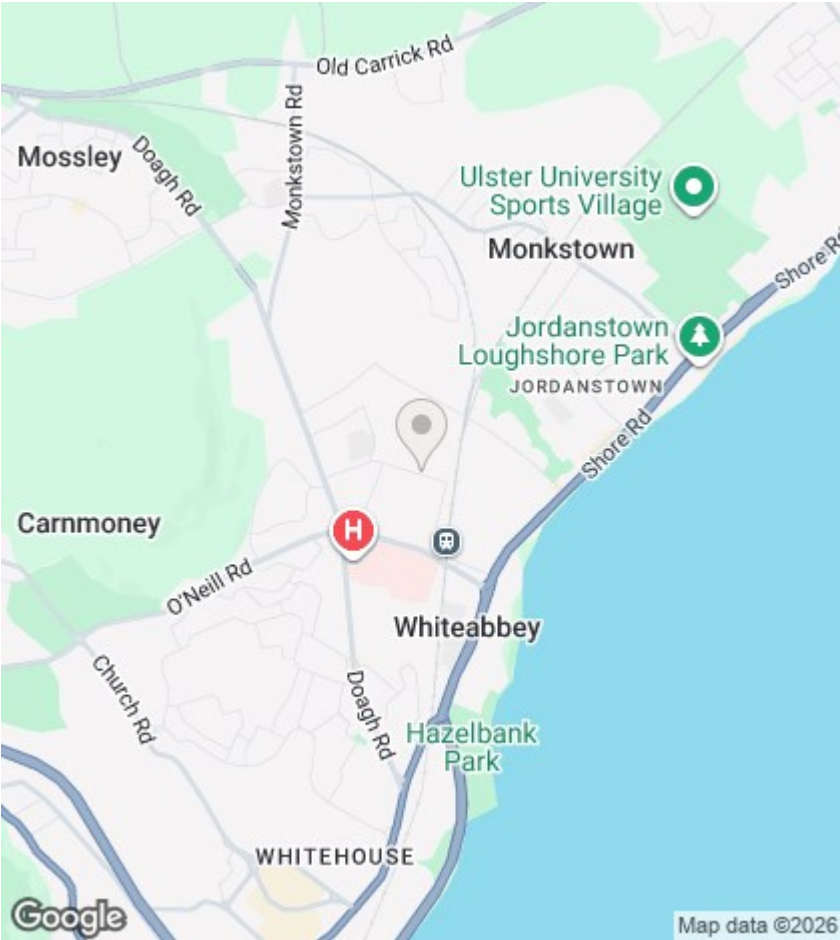
offered regarding their condition or operation.

Photographs and floor plans are for illustrative

purposes only and should not be assumed to

represent items included in the sale unless

specifically stated.



Directions

Viewings

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

EPC Rating:
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	69	
(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