


## 1 FERNAGH ROAD

### Doagh Road / Station Road Newtownabbey

- Extended End Terrace
- 4 Bedrooms
- 3 Reception Rooms
- Modern Kitchen & Utility
- Downstairs Shower Room
- Upstairs Bathroom
- PVC Double Glazing / Gas
- Driveway & Gardens

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>			
(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 	

**Offers Around £144,950**

# 1 Fernagh Road

Doagh Road / Station Road, Newtownabbey, BT37 0DF



## ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE HALL

Pvc double glazed front door, tiled floor, radiator

#### LOUNGE

12'6" x 11'7" (3.81m" x 3.53m" )

Feature wall mounted electric fire, wood laminate flooring, radiator, attractive bow window

#### KITCHEN

11'8" x 9'9" (3.56m" x 2.97m")

Modern range of grey high gloss high and low level units, complimentary worktop, basin 1/2 stainless steel sink unit, built in double oven, ceramic hob, American style fridge / freezer space, partly tiled walls, tiled floor, radiator, open to dining room

#### DINING ROOM

11'10" x 8'8" (3.61m" x 2.64m")

Tiled floor, modern vertical radiator, open to sun room

#### SUNROOM

12'3" x 9'6" (3.73m" x 2.90m")

Tiled floor, radiator, pvc bi folding double glazed doors

#### UTILITY ROOM

10'11" x 8'5" at widest (3.33m" x 2.57m" at widest)

High level units, complimentary worktop, plumbed for washing machine, dishwasher and tumble dryer

space, gas boiler, tiled floor, radiator, double glazed back door

#### SHOWER ROOM

Shower cubicle, thermostatic shower, pedestal wash hand basin, low flush wc, fully tiled walls, tiled floor, chrome heated towel radiator

#### BEDROOM 1

11'5" x 10'7" at widest (3.48m" x 3.23m" at widest )

Wood laminate flooring, radiator, attractive bow window

#### FIRST FLOOR

#### LANDING

#### BEDROOM 2

11'8" x 10'9" at widest (3.56m" x 3.28m" at widest )

Wood laminate flooring, radiator

#### BEDROOM 3

12'4" x 11'4" at widest (3.76m" x 3.45m" at widest )

Built in bunk beds, wood laminate flooring, radiator, built in wardrobe

#### BEDROOM 4

9'5" x 8'5" at widest (2.87m" x 2.57m" at widest)

Wood laminate flooring, radiator

#### BATHROOM

White suite comprising bath, shower attachment, semi pedestal wash hand basin, low flush wc, walk in shower area, Mira shower, fully tiled walls, tiled floor, chrome heated towel radiator

## OUTSIDE

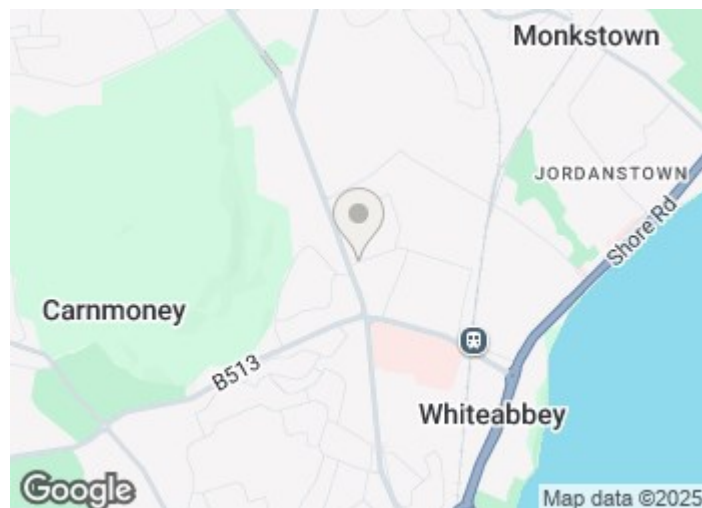
Double timber gates opening to a pebbled off street parking area

Pebbled garden to front

Garden to rear in artificial grass with brick paved patio area, mature shrub beds

Large timber shed

Additional large timber storage area with pvc double glazed sliding patio doors at rear



## Directions



# Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

