

5 Fernridge Avenue, Newtownabbey, BT36 5SU



PRICE Offers Over £209,950

Positioned in a popular residential location, close to public transport, shops and schools, this beautifully presented End Townhouse offers 3 well proportioned bedrooms, 1 reception and modern kitchen with informal dining aspect, ground floor furnished cloakroom and a contemporary four piece family bathroom suite. Externally the property benefits from a private driveway to the front and private enclosed low maintenance garden to rear. This home will ideally suit the purchaser searching for a 'Turn-key' style finish in an enviable location, at a realistic price. An early viewing is highly recommended.

>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

- **Modern Townhouse**
- **Three Well Proportioned Bedrooms**
- **Spacious Lounge**
- **Shaker Style Fitted Kitchen with Casual Dining Area and Utility Store**
- **Luxury Four Piece Family Bathroom Suite**
- **Master Bedroom with Ensuite Shower Room**
- **Private Low Maintenance Garden to Rear**
- **Immaculately Presented Throughout**
- **PVC Double Glazed/Gas Fired Central Heating**
- **Highly Sought After Residential Location**



ACCOMMODATION

GROUND FLOOR

Double glazed composite front door with matching side screens into spacious well presented entrance hall with tiled floor.

Hardwood French doors into:

SPACIOUS LOUNGE

18'0" x 17'4" (into bay) (5.5 x 5.3 (into bay))

Attractive feature fireplace with tiled hearth and inset gas fire. Quality laminate flooring. Feature bay window.

FURNISHED CLOAKROOM

Comprising vanity unit with monobloc tap and tiled splash back, and a button flush WC. Tiled floor. Under stairs storage cupboard.



MODERN FITTED KITCHEN with DINING ASPECT

18'0" x 9'6" (5.5 x 2.9)

Equipped with a comprehensive range of high and low level shaker style fitted units and contrasting work surfaces. One and a half bowl single drainer ceramic sink unit with swan neck mixer tap. Integrated oven with separate four ring gas hob and over head extractor fan housed in a stainless steel chimney. Integrated dishwasher. Space for free standing under counter fridge. PVC double glazed French doors with matching side screens to rear patio. Tiled floor. Part tiled walls.

UTILITY/STORAGE

4'7" x 4'3" (1.4 x 1.3)

Plumbed for washing machine. Space for tumble dryer. Tiled floor.



FIRST FLOOR

Access to roof space. Shelved hot press storage cupboard.

BEDROOM 1

13'9" x 10'2" (4.2 x 3.1)

A range of bespoke fitted Wardrobes. Built in storage cupboard.

CONTEMPORARY ENSUITE SHOWER ROOM

Comprising fully tiled shower cubicle with thermostatically controlled shower unit, pedestal wash hand basin with monobloc tap and tiled splashback and a button flush WC.



BEDROOM 2

9'10" x 9'6" at max (3.0 x 2.9 at max)

Bespoke fitted wardrobes.

BEDROOM 3

9'2" x 7'10" (2.8 x 2.4)



LUXURY FOUR PIECE FAMILY BATHROOM SUITE

Comprising panel bath, quadrant shower cubicle with electric shower unit, pedestal wash hand basin with monobloc tap and tiled splashback and a button flush WC. PVC panelled walls. PVC panelled ceiling with recessed down lighting. LVT Flooring. Chrome towel radiator.



OUTSIDE

Private driveway to front for off-street parking. Paved walk ways leading to front door and back garden. Private enclosed, low maintenance garden to rear, laid in fake lawn with paved patio area and walkways. Screened by perimeter fence.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(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	

IMPORTANT NOTE TO ALL PURCHASERS: We have not tested any of the systems or appliances at this property.



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