

# **8 Ferndale Avenue, Newtownabbey, BT36 5AL**



- *Extended Semi-Detached*
- *3 Bedrooms*
- *2+ Receptions*
- *Single Storey Extension to Rear*
- *Modern High Gloss Kitchen with Dining Aspect*
- *Deluxe Recently Installed Family Bathroom*
- *Detached Garage with Private Driveway*
- *PVC Double Glazed Windows / Gas Central Heating*
- *Floored and Sheeted Roofspace*
- *Highly Regarded Popular Location*

**PRICE Offers Over £129,950**

*Positioned within a popular convenient location close to local Schools, Shops and public transport this extend Semi-Detached enjoys a spacious ground floor layout incorporating 2 receptions, modern high gloss Kitchen with dining aspect plus a recently installed deluxe family Bathroom.*

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Antrim  
12 Church Street  
BT41 4BA  
Tel: (028) 9446 6777

Ballyclare  
51 Main Street  
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Tel: (028) 9334 0726

Glengormley  
9A Ballyclare Road  
BT36 5EU  
Tel: (028) 9083 0803

## Ground Floor

PVC double glazed front door into Entrance Hall.

## LOUNGE

13'8 x 13'4 (4.17m x 4.06m)

Attractive stone fireplace with quarry tiled hearth. Exposed hardwood flooring.

## MODERN KITCHEN WITH DINING ASPECT

17'6 x 12'6 (5.33m x 3.81m)

Equipped with a comprehensive range of high and low level modern units in high gloss finish with contrasting worksurfaces. Space for freestanding cooker. Overhead extractor fan housed in stainless steel canopy. Single drainer stainless steel sink unit with mixer tap. Slate tiled floor. Part tiled walls. PVC double glazed door to driveway. Open arch into:

## FAMILY ROOM

9'10 x 8'0 (3.00m x 2.44m)

PVC double glazed door to enclosed private garden.

## First Floor

### ROOFSPACE

Accessed via slingsby type ladder to fully floored and sheeted roofspace.

### DELUXE MODERN FAMILY BATHROOM

Comprising wash hand basin in modern vanity unit. Button flush WC. Panelled bath with fixed shower screen, shower attachment plus electric shower unit. 'Tiled effect' low maintenance panelled walls.

### BEDROOM 1

12'0 x 9'8 (3.66m x 2.95m)

Twin double modern wardrobes.

### BEDROOM 2

9'8 x 9'0 (2.95m x 2.74m)

Laminate flooring.

### BEDROOM 3

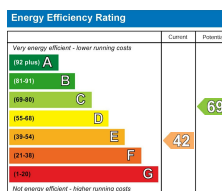
8'9 x 7'3 (2.67m x 2.21m)

Laminate flooring. Built in single wardrobe.

## Outside

Neat well maintained garden to front in lawn. Twin gates to driveway to side with ample parking to DETACHED MATCHING GARAGE. Private enclosed garden to rear screened by perimeter fence finished in American style decking for easy maintenance perfect for family barbecues.

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



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