

# 72 Fernagh Road, Newtownabbey, BT37 0BE



- *Extended Semi-Detached*
- *2 Bedrooms*
- *1+ Reception*
- *Contemporary High Gloss Fitted Kitchen*
- *Modern Downstairs WC*
- *Bright Spacious Sun Lounge*
- *First Floor Family Bathroom Suite*
- *PVC Double Glazed Windows*
- *Gas Central Heating*
- *Excellent First Time Buy*

**PRICE Offers Over £99,950**

*Positioned in a convenient popular location close to local amenities and a variety of local transport options. This extended Semi-Detached property boasts a high gloss fitted Kitchen, a contemporary downstairs WC and a spacious bright Sun Lounge to the rear. An excellent first time buy an early viewing is advised to avoid disappointment.*

**>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

Ballymena  
3 Fenagh Road  
BT42 1HW  
Tel: (028) 2565 5733

Glengormley  
18 Carmoney Road  
BT36 6HN  
Tel: (028) 9083 0803

**Ground Floor**

PVC double glazed door into Entrance Hall. Laminate strip flooring.

**LOUNGE 14'0 x 12'8**

Feature fireplace with tiled surround. Laminate strip flooring.

**HIGH GLOSS FITTED KITCHEN 15'10 x 7'6**

Equipped with a comprehensive range of high and low level fitted units with contrasting worksurfaces. Stainless steel single drainer sink unit with mixer tap. Integrated oven with 4 ring hob. Overhead extractor fan housed in matching canopy. Plumbed for washing machine. Space for tumble dryer. Space for fridge/freezer. Tiled floor. Wood panelled ceiling.

**DOWNSTAIRS WC**

Comprising pedestal wash hand basin with mixer tap. Button flush WC. Tiled floor. PVC panelled ceiling.

**SPACIOUS SUN LOUNGE 14'8 x 12'6**

PVC double glazed windows throughout. Laminate flooring. Twin double glazed doors to patio.

**First Floor****FAMILY BATHROOM**

Comprising panelled bath with fixed shower screen. Button flush WC. Pedestal wash hand basin with mixer tap. Fully tiled walls. Tiled floor.

**BEDROOM 1 11'5 x 10'11**

Access to floored and sheeted Loft.

**BEDROOM 2 10'7 x 9'5**

Laminate flooring.

**LOFT 14'3 x 9'5**

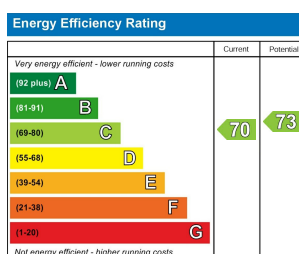
Fully floored and sheeted. Perfect storage facility. Fitted undereave storage units.

**Outside**

Garden to front laid in lawn stocked with a variety of shrubs and plants. Concrete walkway. Paved driveway to side suited for a variety of vehicles screened by perimeter fence and brick wall. Easy maintained private fully paved garden to rear screened by perimeter fence.

**IMPORTANT NOTE TO ALL PURCHASERS:**

**We have not tested any of the systems or appliances at this property.**



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