

54 Ferndale Road, Newtownabbey, BT36 5AS



- **Modern Semi-Detached**
- **3 Bedrooms**
- **1+ Reception Room**
- **Popular Convenient Residential Location**
- **Modern Fitted Kitchen**
- **Modern White Family Bathroom Suite**
- **PVC Double Glazed Windows/ Oil Fired Central Heating**
- **Beautifully Presented Throughout**
- **Excellent First Time Buy**

Asking Price £134,950

This charming 3 bedroom semi-detached will ideally suit the first time buyer searching for a well maintained home at a realistic price. Boasting a modern kitchen with dining aspect, deluxe family bathroom suite and 3 well-proportioned bedrooms. Positioned within easy walking distance of local amenities, schools and recreational parks. Early viewing is recommended 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 Fenaghy Road
BT42 1HW
Tel: (028) 2565 5733

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

ACCOMMODATION

GROUND FLOOR

PVC front door with double glazed side screens into:-

SPACIOUS ENTRANCE HALL

With laminate flooring.

LIVING ROOM 14'8" x 11'1"

Attractive period style marble fireplace with granite inset and wooden surround with matching hearth. Laminate flooring. Feature picture window.

OPEN PLAN KITCHEN WITH LIVING/ DINING ROOM 17'4" x 9'11"

Equipped with a range of high and low level modern units with contrasting work surfaces. Integrated electric oven with 4 ring hob and extractor fan housed in stainless steel canopy. Space for fridge freezer. Plumbed for washing machine. Walk in understairs storage cupboard. Laminate flooring. Part tiled walls. PVC double glazed window to rear.

FIRST FLOOR

WHITE DELUXE FAMILY BATHROOM SUITE

Comprising panelled bath with thermostatic shower attachment, button flush w.c. and semi pedestal wash hand basin with mixer tap. Tiled floor. Fully tiled walls.

BEDROOM 1 14'1" x 10'7"

At widest points.

BEDROOM 2 10'7" x 9'11"

BEDROOM 3 9'2" x 7'11"


At widest points. Storage cupboard comprising hotpress.

OUTSIDE

Front garden laid in lawn with shrubs screened by perimeter fence and wall.

Extensive driveway to side with ample parking for a variety of vehicles.

Private enclosed garden to rear screened by perimeter fence and stocked with a variety of shrubs.

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

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