

## 9 Fernridge Road Ballycraigy Road, Newtownabbey, BT36 5SP

**Offers Around  
 £289,950**

We are delighted to offer for sale this spacious detached family home which is located in a cul de sac in a very popular development just off the Ballycraigy Road, Newtownabbey.

Inside the accommodation comprises; spacious tiled entrance hall with furnished cloakroom, large lounge with feature wall mounted gas fire and PVC double glazed door to side, family room with PVC double glazed double doors to a sunroom with access to garden and a separate Beech fitted kitchen / diner with range of built in appliances and matching utility room. Upstairs there are 4 double bedrooms, master with ensuite and a separate bathroom with white suite and shower cubicle. Other benefits include Gas heating and PVC double glazing.

Outside there is a brick paved driveway leading to a detached matching garage and garden to side in lawn with large paved patio area.

Early viewing recommended !!

# 9 Fernridge Road

## Ballycraig Road, Newtownabbey, BT36 5SP



- Detached Family Home
- 4 Bedrooms Master Ensuite
- 2 Receptions & Sun Room
- Luxury Kitchen / Diner
- Luxury Bathroom Suite
- Downstairs WC / Utility
- Detached Garage
- Cul De Sac Position

### ACCOMMODATION COMPRISES

#### GROUND FLOOR

##### ENTRANCE HALL

Double glazed front door, tiled floor, radiator, storage cupboard

##### FURNISHED CLOAKROOM

Low flush wc feature wash hand basin, tiled floor, radiator

##### LOUNGE

21'8" x 13'4" (6.60m" x 4.06m")

Feature wall mounted gas fire, radiator, pvc double glazed door to side

##### FAMILY ROOM

14'10" x 12'10" (4.52m" x 3.91m")

Tiled floor, radiator, pvc double glazed doors to sun room

##### SUN ROOM

12'10" x 11'11" (3.91m" x 3.63m")

Tiled floor, radiator, pvc double glazed doors to side

##### KITCHEN / DINER

17'5" x 13'3" (5.31m" x 4.04m")

Range of beech high and low level units, formica worksurfaces, basin and a half stainless steel sink unit, built in stainless steel double oven, stainless steel gas hob, stainless steel extractor fan, microwave housing, integrated fridge and dishwasher, partly tiled walls, tiled floor, breakfast bar, two radiators

##### UTILITY ROOM

8'1" x 7'1" (2.46m" x 2.16m")

Range of beech high and low level units, formica worktop, stainless steel single drainer sink unit, freezer space, plumbed for washing machine, tumble dryer space, tiled floor, double glazed door to rear

##### FIRST FLOOR

Access to roofspace, radiator

##### BEDROOM 1

17'6" x 13'5" (5.33m" x 4.09m")

Built in mirrored sliding robes, radiator

##### ENSUITE

Fully tiled corner shower cubicle with feature shower unit with body jets, vanity unit, low flush wc, velux window, chrome heated towel radiator

##### BEDROOM 2

14'9" x 12'2" (4.50m" x 3.71m")

Wood laminate flooring, radiator

##### BEDROOM 3

13'4" x 10'9" (4.06m" x 3.28m")

Radiator, velux window

##### BEDROOM 4

13'4" x 10'7" (4.06m" x 3.23m")

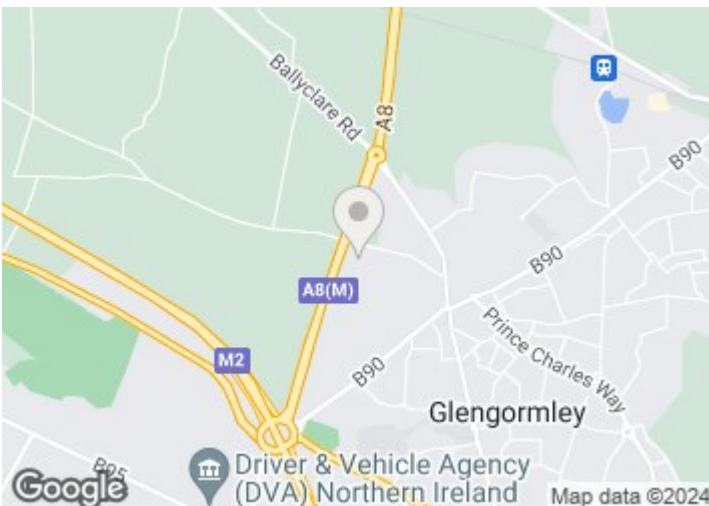
Radiator

##### BATHROOM

White suite comprising jacuzzi bath, vanity unit, low flush wc, separate fully tiled shower cubicle with thermostatic shower, tiled floor, chrome heated towel radiator, recessed spotlights.

##### OUTSIDE

Double brick paved driveway for ample parking  
Detached matching garage with light & power, gas boiler  
Good garden to side in lawn with large pave patio area  
Garden to rear in lawn



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>	74	74
(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	





**\*\*Please note that the any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order\*\***

Questions you may have.

**WHICH MORTGAGE WILL SUIT ME BEST?**

**HOW MUCH DEPOSIT WITH I NEED?**

**WHAT ARE MY MONTHLY REPAYMENTS GOING TO BE?**

To answer these and other mortgage related questions contact the office. Your home may be repossessed if you do not keep up your repayments on your mortgage.

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