



26 Ferndale Crescent, Newtownabbey, BT36 5AN

- Detached Family Home
- Lounge; Separate Sun Lounge
- Deluxe Shower Room
- Generous Sized Private Driveway Area
- Fully Enclosed Rear Garden
- Three Well Proportioned Bedrooms
- Kitchen Through Dining Room
- Gas Heating; PVC Double Glazing
- Detached Garage
- Convenient Location; Immaculately Presented

Offers Over £194,950

EPC Rating C



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Dual tone, composite, double glazed front door with PVC double glazed side screen. Wood laminate floor covering. Stairwell with LED lighting inset to steps, leading to first floor.

LOUNGE 12'9" x 12'3"

Focal point fireplace. PVC double glazed picture window to front elevation. Wood laminate floor covering. Open arch leading to:



KITCHEN THROUGH DINING ROOM 17'8" x 9'4"

Modern fitted kitchen with range of high and low level storage units and contrasting melamine work surface. Stainless steel 1.25 bowl sink unit with matching draining bay. Integrated four ring induction hob with stainless steel extractor canopy over. Integrated under counter electric oven. Space and plumbed for American style fridge freezer. Plumbed for automatic washing machine. Space for tumble dryer. Wood strip effect PVC panelling to kitchen walls. Tiled effect wood laminate floor covering. LED lighting inset to kickboard. PVC double glazed French doors leading into:

SUN LOUNGE 11'5" x 10'7"

Triple aspect PVC double glazed windows with matching PVC double glazed French door leading to rear garden. Tiled effect wood laminate floor covering. Recessed spotlights. Power and radiator.

FIRST FLOOR

LANDING

Access to partially floored roof space. Built in shelved store with gas fired central heating boiler.

BEDROOM 1 12'1" x 10'1"

Fitted wardrobes with mirrored sliding doors. PVC double glazed picture window to front elevation.

BEDROOM 2 11'1" x 10'1" (wps)

Fitted wardrobe with mirrored sliding doors. PVC double glazed picture window to rear elevation.

BEDROOM 3 8'7" x 7'3" (wps)

Fitted wardrobe with mirrored sliding doors. Dual aspect windows.

DELUXE SHOWER ROOM 7'2" x 5'3"

Contemporary, white three piece suite comprising fully tiled, oversized shower enclosure, semi pedestal wash hand basin and corner WC. Thermostat controlled shower unit. Fully tiled walls. Heated towel radiator. Wood strip effect laminate floor covering.

EXTERNAL

Generous sized private driveway area to front finished in resin. Fully enclosed, private, low maintenance rear garden finished in paved patio area. External lighting. Outside tap.

DETACHED GARAGE 17'3" x 8'3"

Up and over door, separate PVC double glazed service door, power and light.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this



property. Purchasers should make/commission their own inspections if they feel it is necessary.



Immaculately presented, spacious, three bedroom detached family home with sun lounge extension, generous sized private driveway, detached garage, and fully enclosed rear garden, conveniently located within the popular Ferndale area of Glengormley, Newtownabbey. The property comprises entrance hall, lounge with focal point fireplace and open arch leading to kitchen through dining room, modern fitted kitchen, sun lounge, three well proportioned first floor bedrooms, and deluxe shower room with contemporary three piece suite. Externally the property enjoys generous sized private driveway area finished in resin, detached garage, and low maintenance, fully enclosed rear garden. Other attributes include gas fired central heating and PVC double glazing. Early viewing highly recommended.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	71
(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	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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