

## 28 Fernridge Avenue, Newtownabbey, BT36 5SU



- Beautifully Presented End Townhouse
- 3 Bedrooms
- 1 Reception
- Modern Shaker Style Kitchen with Informal Dining Aspect
- Ground Floor Furnished Cloak Room
- Contemporary Four Piece Family Bathroom Suite
- Master with Luxury Ensuite Shower Room
- Private Enclosed Garden to Side
- PVC Double Glazed/Gas Central Heating
- Popular Convenient Residential Location

### PRICE Offers Over £194,950

*Positioned in a popular residential location, close to public transport, shops and schools, this beautifully presented End Townhouse offers 3 bedrooms, 1 reception and modern kitchen with informal dining aspect, ground floor furnished cloakroom and a contemporary four piece family bathroom suite. Externally the property benefits from a private driveway to the front and private enclosed hard landscaped garden to rear. This home will ideally suit the purchaser searching for a 'Turn-key' style finish in an enviable location, at a realistic price. An early viewing is highly recommended.*

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## ACCOMMODATION

### GROUND FLOOR

Hardwood front door with matching side screens into spacious well presented entrance hall with tiled floor.

### LOUNGE 18'0" x 16'8" (into bay window)

Hard wood French doors into Lounge with attractive feature fire place with wooden mantel and granite hearth. Bay window.

### MODERN KITCHEN WITH DINING ASPECT 18'0" x 9'6"

Equipped with a comprehensive range of high and low level fitted shaker style oak units with contrasting work surfaces. Stainless steel round inset sink bowl and drainer with swan neck mixer tap. Boasting a range of integrated appliances to include twin eye level ovens, separate four ring gas hob with over head extractor fan housed in stainless steel canopy with stainless steel splashback, dish washer and fridge freezer. Plumbed for washing machine. Tiled floor.

### FURNISHED CLOAKROOM

Comprising floating wash hand basin with mono black tap and tiled splash back, button flush WC. Tiled floor. Under stairs storage cupboard.

### FIRST FLOOR

Access to roof space.

### BEDROOM 1 13'5" x 11'9"

Built in wardrobe.

### LUXURY ENSUITE SHOWER ROOM

Comprising fully tiled shower cubicle with thermostatically controlled shower, pedestal wash hand basin with mono block tap and tiled splash back, button flush WC and bidet. Tiled floor. Recessed lighting.

### BEDROOM 2 11'5" x 9'10"

Quality laminate flooring.

### BEDROOM 3 9'6" x 7'10"

Quality laminate flooring.

### CONTEMPORARY FOUR PIECE FAMILY BATHROOM


Comprising panel bath with hand shower attachment, shower cubicle with thermostatically controlled shower, pedestal wash hand basin and button flush WC. Fully tiled walls. Tiled floor. Feature corner windows.

### OUTSIDE

Private drive way to front for offstreet parking. Neat well maintained garden to front and side, laid in lawn.

Enclosed hard landscape garden to side, screened by perimeter fence and walls.

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	



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