

4 Fernridge Avenue, Newtownabbey, BT36 5SU



PRICE Offers Over £314,950

Positioned within a highly regarded established development, just off the Ballycraigy Road, this beautifully presented double fronted detached family home is perfect for the purchaser looking for a contemporary home at a realistic price. This home enjoys a well planned living layout incorporating 4 bedrooms, 2+ receptions, Contemporary shaker style fitted kitchen with casual dining aspect, Modern first floor bathroom, luxury en suite shower room and furnished modern cloakroom. With a high level of interest anticipated an early viewing is highly recommended.

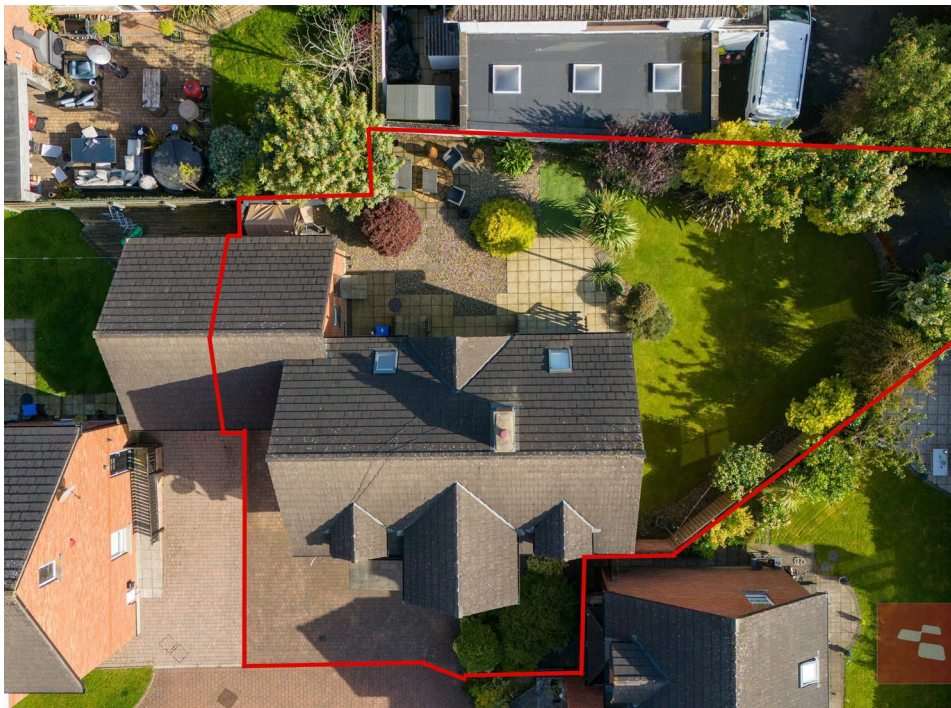
>Sales >New Homes >Commercial >Rentals >Mortgages

Antrim
12 Church Street
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803

- **Impressive Detached Family Villa**
- **4 Bedrooms**
- **3+ Receptions**
- **Contemporary Shaker Style Kitchen with Casual Dining Aspect**
- **Modern Bathroom Suite**
- **Ground Floor Furnished Cloakroom**
- **Master with Ensuite Shower Room**
- **Attached Garage with Power and Light**
- **Extensive Garden to Rear**
- **Highly Sought After Convenient Location**



ACCOMMODATION

GROUND FLOOR

Composite front door with leaded glass inset into porch with tiled floor and feature accent panelling. Hardwood door with sidescreen into:

WELL PRESENTED ENTRANCE HALL

Tiled floor

FAMILY ROOM 21'11" x 13'1"

Into bay window. Quality hardwood semi solid flooring

LOUNGE 21'11" x 13'2"

Attractive feature inglenook style fireplace with cast iron multifuel stove and hearth. PVC double glazed French doors to rear patio. Quality herringbone LCT flooring



FURNISHED CLOAKROOM

Comprising button flush w.c., wash hand basin with vanity unit and mixer tap. Tiled floor

CONTEMPORARY SHAKER KITCHEN 22'7" x 10'2"

With dining aspect. Equipped with a comprehensive range of high and low level shaker style fitted units with contrasting butcher block, work surfaces and upstands. 2 bowl Belfast style sink with swan neck mixer tap. Space for free standing range style cooker with overhead extractor fan housed in chimney canopy. Space for free standing fridge / freezer. PVC double glazed French doors to rear garden. Tiled floor. Under stair storage



FIRST FLOOR

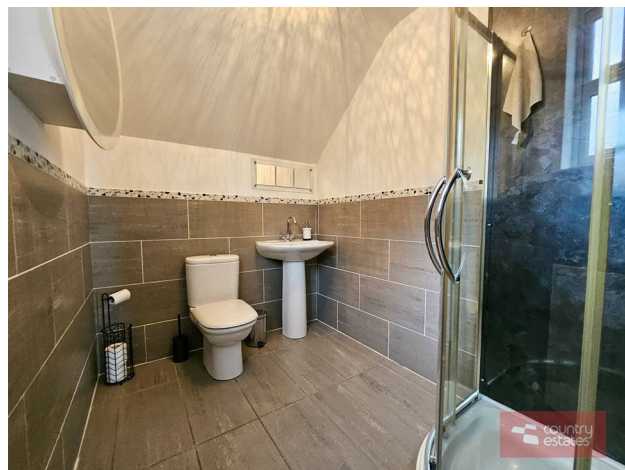
Access to floored loft. Shelved storage cupboard

BEDROOM 1 13'1" x 13'1"

Quality hardwood semi solid flooring. Built in sliderobe

LUXURY ENSUITE SHOWER ROOM

Comprising PVC panelled quarter rounded shower cubicle with thermostatically controlled shower. Pedestal wash hand basin with swan neck mixer tap. Button flush w.c. Tiled floor and part tiled walls with decorative border trim



BEDROOM 2 13'1" x 12'1"

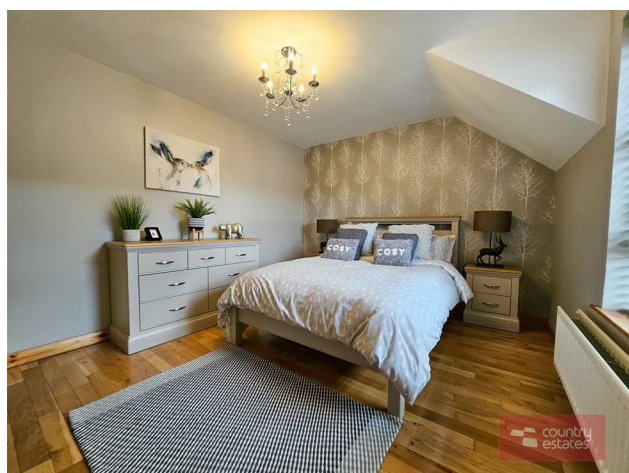
Hardwood semi solid flooring

BEDROOM 3 13'1" x 8'8"

Quality laminate flooring. Built in 3 bay wardrobe

BEDROOM 4 8'2" x 7'2"

Quality laminate flooring. Built in storage cupboard



MODERN BATHROOM SUITE

Comprising panelled bath with waterfall mixer tap. Pedestal wash hand basin with mono bloc mixer tap. Button flush w.c. Part tiled walls with decorative border trim

OUTSIDE

Private paved drive way to front and side, leading to attached garage.

Private enclosed extensive garden to rear screened by perimeter fence and trees. Laid in lawn with paved patio area and walk ways.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	73
(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		

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



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