



19 Ferndale Drive

Carmmoney, NEWTOWNABBEY, BT36 5AQ

Semi-Detached Family Villa.
3 Bedrooms. 1+ Reception Room.
Oil-Fired Central Heating.
Attached Garage.

A Barton Company are pleased to present FOR SALE this well-presented, semi-detached villa in the popular and convenient 'Ferndale' development between Glengormley and Carmmoney. Ample living space, attached garage and enclosed gardens, make this the ideal home for the young family. Register your interest for a viewing today!

For Sale

Offers Around £149,950

Viewing by appointment only through agents.

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- Three Bedroom, Semi-Detached Villa.
- Oil-Fired Central Heating
- Modern Fitted Kitchen Suite.
- Modern Fitted Bathroom Suite.
- uPVC framed, double-glazed windows.
- Attached Garage.
- Utility Room.
- uPVC fascia, soffits and guttering.
- Black Composite Front Entrance Door.

Accommodation Comprises:

Ground Floor

Entrance Hall

Black Composite, glazed entrance door and sidelight. Wooden laminate flooring.

Lounge

4.15 x 4.10m (13'7" x 13'5")

Focal-point fireplace. Wooden-laminate flooring. Two Double-Radiators. Central feature light. Large feature window. Through to...

Kitchen / Diner

5.18 x 2.87m (16'11" x 9'4")

An 'Oak' country-style kitchen suite comprising floor and eye level units with contrasting Formica worksurfaces. Space for freestanding 600mm electric cooker. Extractor unit. Stainless steel basin and a half sink with matching mixer taps. Space for under counter fridge and freezer. Tiled splash backs. Two Double-Radiators. Two Centre Spotlights. Vinyl flooring. Double French uPVC glazed Doors to Patio. Access to...

Utility Room

2.83 x 2.09m (9'3" x 6'10")

Tiled flooring. Double radiator. Eye level white storage cupboards. Formica worksurface. Plumbing and power for Washing Machine and Tumble Dryer. Centre pendant light. Rear external uPVC glazed door. Access to...



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Garage

3.82 x 2.79m (12'6" x 9'2")

Light and Power. Up-and-Over Garage Door.
Boiler.

First Floor

Landing

Hot press cupboard with Hot Water Tank and
'Wills'-type immersion heater.

Master Bedroom

3.72 x 2.80m (12'2" x 9'2")

Carpeted. Radiator. Centre pendant light.

Bedroom II

2.79 x 2.77m (9'1" x 9'1")

Carpeted. Radiator. Centre pendant light.

Bedroom III

2.77 x 2.29m (9'0" x 7'6") max.

Carpeted. Double-Radiator. Centre spot
lighting/ Staircase to Roof space.

Bathroom

2.27 x 1.64m (7'5" x 5'5")

Three-piece, white, bathroom suite comprising:
Panel Bath with mixer taps and 'Triton' Electric
Shower Unit above, concertina screen, Vanity
Unit Wash Hand Basin and Low-Flush, Push-
Button W.C. Part-Tiled Walls. Tiled floor.
Chrome Heated Towel Radiator. Clad ceiling.
Recessed Spot Lighting.

Second Floor

Roof Space

5.19 x 3.54m (17'0" x 11'7") max.

Carpeted, Two Velux Roof Windows. Double
Radiator. Spot lighting. Under-eaves storage.



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Exterior

Concrete flagged **Driveway**.

Enclosed **Front Garden** laid in stones with small shrubs. Feature boundary wall to front with wrought iron entrance gates and decorative finial pillars.

Enclosed **Rear Gardens** laid principally in lawn. Wooden boundary fencing. Paved **Patio Area**. Oil Tank.

Energy Performance Certificate Available on Request.

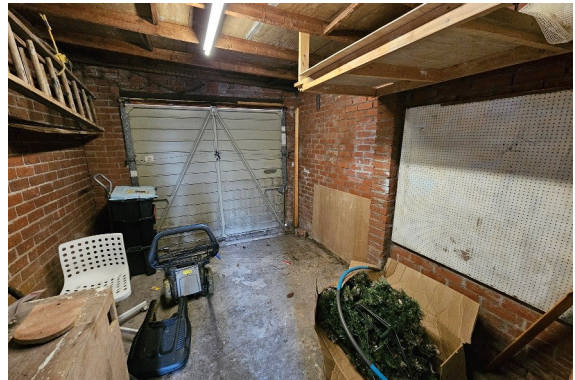
Please note that we have not tested the services or systems in this property and purchasers should make / commission their own inspections if they feel it is necessary.

All particulars presented are for guidance only and should not be construed as any part of an offer or contract.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E		
21-38	F	29 F	
1-20	G		