



## 60 FERNAGH ROAD

Doagh Road  
Newtownabbey BT37

- Semi Detached
- 2 Bedrooms
- Lounge & Conservatory
- Fitted Kitchen / Diner
- Modern Shower Room
- PVC Double Glazing & Gas
- Floored Roofspace
- Driveway & Gardens

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

**£99,950**

# 60 Fernagh Road

Doagh Road, Newtownabbey, BT37 0BE



## ACCOMMODATION COMPRISES CONSERVATORY

### GROUND FLOOR

#### ENTRANCE HALL

Pvc double glazed front door

#### LOUNGE

14'0" x 12'6" at widest (4.27m" x 3.81m" at widest )

Attractive tiled fireplace, radiator, archway to kitchen / diner

#### KITCHEN / DINER

15'9" x 7'3" (4.80m" x 2.21m" )

High and low level units, formica worktop, stainless steel single drainer sink unit, cooker space, fridge / freezer space, partly tiled walls, tiled floor in kitchen, radiator, access to conservatory

11'9" x 8'4" (3.58m" x 2.54m")  
Radiator, pvc double glazed double doors to rear

### FIRST FLOOR

#### LANDING

#### BEDROOM 1

12'11" x 10'10" at widest (3.94m" x 3.30m" at widest )

Built in wardrobe & cupboards, access to a fixed staircase leading too roofspace

#### BEDROOM 2

10'7" x 9'4" at widest (3.23m" x 2.84m" at widest )

Built in wardrobe & cupboard with gas boiler, radiator

## SHOWER ROOM

Walk in shower area with Mira shower, glass screen, pedestal wash hand basin, low flush wc, fully pvc panelled walls, radiator

## ROOFSPACE

14'7" x 10'3" at widest (4.45m" x 3.12m" at widest )

Floored and sheeted, light & power, radiator, two velux windows

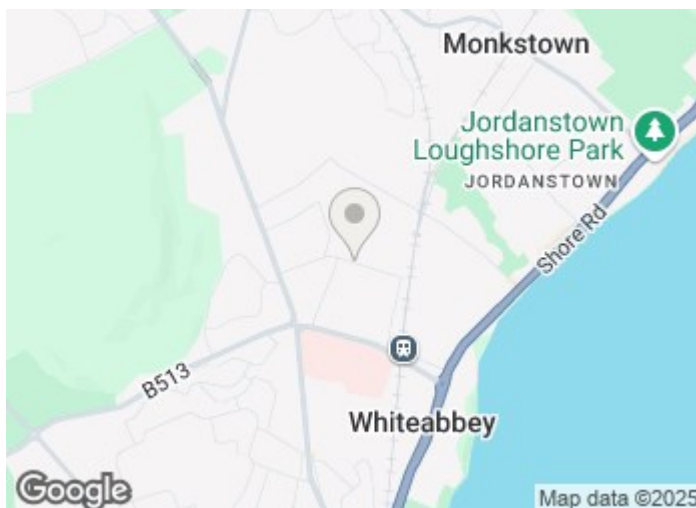
## OUTSIDE

Paved driveway

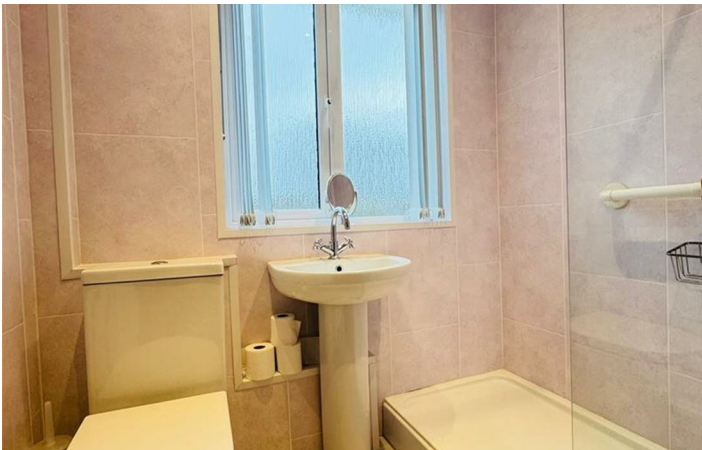
Garden to front in lawn

Fully enclosed paved garden to rear

PVC fascia and guttering



## Directions



# Floor Plan

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