



22 Fernagh Parade, Newtownabbey, BT37 0BN

- End Terrace Property
- Lounge; Focal Point Fireplace
- Luxury Fitted Kitchen & Appliances
- Gas Heating; PVC Double Glazing
- Low Maintenance Rear Garden
- Three Well-Proportioned Bedrooms
- Kitchen Through Dining Room
- Deluxe Bathroom; Contemporary Suite
- Private, Double Driveway
- Immaculately Presented Throughout

Offers Over £149,950

EPC Rating



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite, double glazed front door. Wood laminate floor covering. Stairwell to first floor with glass balustrade.

LOUNGE 15'8" x 11'8" (wps)

Contemporary, glass fronted electric fire. Wood laminate floor covering. Open arch leading to:



KITCHEN THROUGH DINING ROOM 19'1" x 11'8"

Luxury fitted kitchen with range of high and low level storage units with contrasting, marble effect, melamine work surface. Stainless steel sink unit. Integrated, touch screen, induction hob. Integrated microwave oven and tilt and slide oven, coffee machine, fridge freezer, dishwasher and wine fridge. Matching upstands to walls. Wood laminate floor covering. PVC double glazed door to rear garden.

FIRST FLOOR

LANDING

Access to partially floored roof space with gas fired central heating boiler, via slingsby style ladder.

BEDROOM 1 12'6" x 11'9" (wps)

Built in storage unit. View towards Belfast Lough. Wood laminate floor covering.

BEDROOM 2 11'8" x 11'0"

Built in wardrobe. Wood laminate floor covering.

BEDROOM 3 9'5" x 8'8" (wps)

View towards Belfast Lough. Built in wardrobe/store.

DELUXE BATHROOM

Contemporary, white, three piece suite comprising panelled bath, vanity unit and WC. Thermostat controlled mains shower unit with body jets, drench shower head and glass shower screen over bath. Tile effect panelling to walls. Towel radiator. Tile effect flooring.

EXTERNAL

Generous sized private driveway area, finished in tarmac.

Entrance canopy.

External lighting.

Fully enclosed, low maintenance rear garden, finished in paved patio area and artificial grass.

Brick built pizza oven.

Outside tap.

Utility store with power and plumbing.

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, fully renovated end terrace property, conveniently situated within the Fernagh area of Whiteabbey, Newtownabbey.

The property comprises entrance hall, lounge with focal point fireplace, kitchen through dining room, with luxury fitted kitchen and comprehensive range of quality integrated appliances, three well-proportioned bedrooms, and deluxe bathroom, with contemporary, three piece suite.

Externally, the property enjoys private double driveway, and fully enclosed, low maintenance rear garden, finished in paved patio area and artificial grass.

Other attributes include gas heating and PVC double glazing.

Ideal first time buy / buy to let investment alike.

Early viewing highly recommended to avoid disappointment.



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		
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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