COLIN GRAHAM RESIDENTIAL

319 Antrim Road
Newtownabbey BT36 5DY

T: 028 90 832 832
colingrahamresidential.com

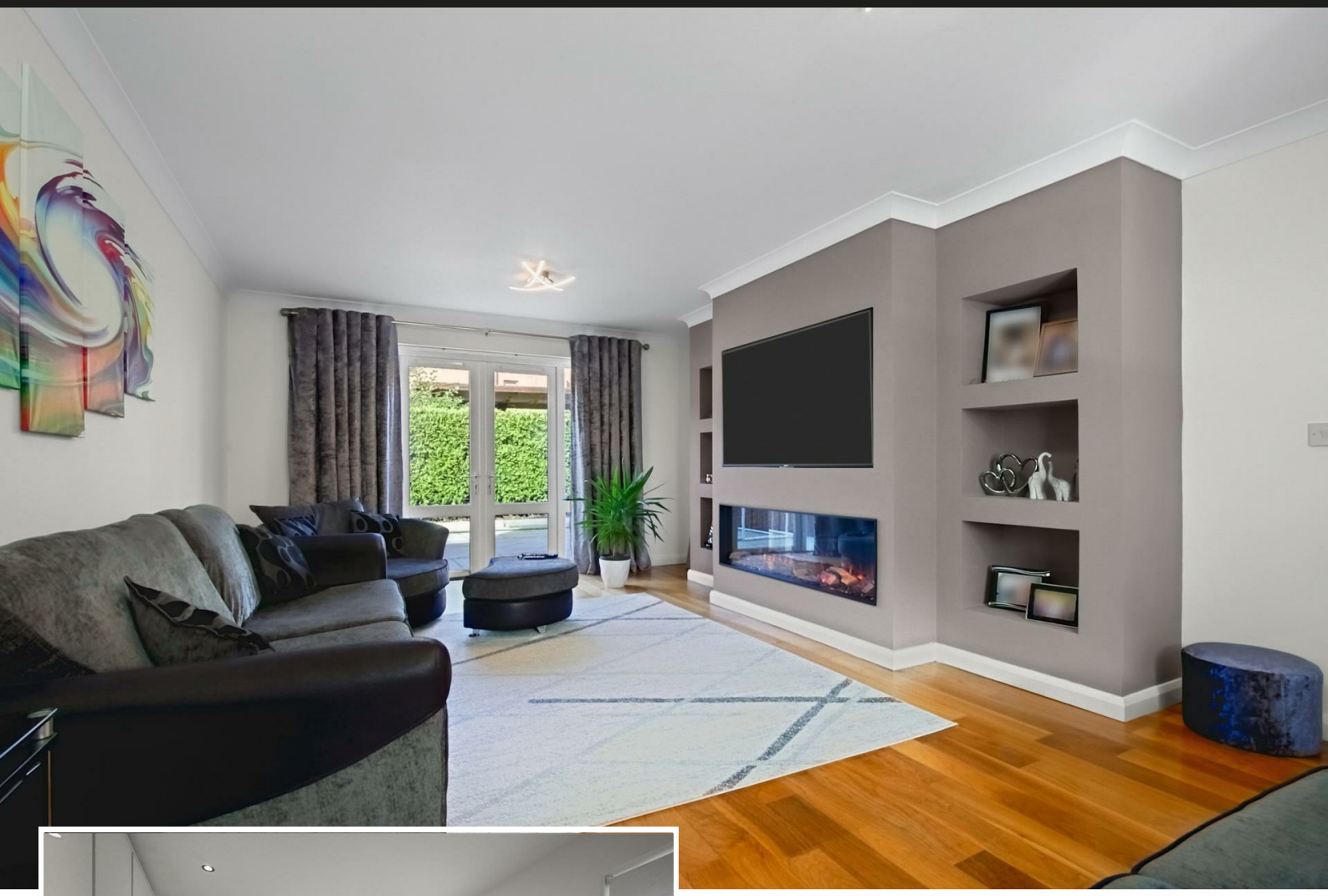
3 Fernridge Drive, Newtownabbey, BT36 5SX

- Immaculately Presented Family Detached
- Kitchen Through Dining Room
- Deluxe Shower Room; En Suite; Furnished Cloakroom
- Private Driveway; Garage
- Views Towards Cave Hill
- Four Bedroom; Two+ Reception
- Luxury Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Generous Sized Garden
- Convenient, Well Sought After Location

Offers Over £365,000

EPC Rating C

3 Fernridge Drive, Newtownabbey, BT36 5SX



PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE PORCH

PVC double glazed front door. Tiled floor. Glass panelled door with glass block side screen leading to:

ENTRANCE HALL

Tiled floor. Glass panelled French doors leading to kitchen through dining room. Stairwell to first floor.

FURNISHED CLOAKROOM

Contemporary, white two piece suite comprising floating vanity unit and WC. Splashback tiling to sink. Tiled floor.

LOUNGE 21'6" x 13'3" (excl. bay)

Dual aspect windows. Box bay window to front elevation. Media wall with contemporary, glass fronted, electric fire. Timber flooring. PVC double glazed French doors leading to rear garden.

FAMILY ROOM 13'3" x 11'1"

Dual aspect windows. Timber flooring.

KITCHEN THROUGH DINING ROOM 22'7" x 10'0"

Luxury fitted white high gloss kitchen with range of high and low level storage units with contrasting solid quartz worktop. Inlaid stainless steel 1.5 bowl sink unit. Quooker boiling water tap. Integrated touch screen induction hob with solid quartz splashback and extractor hood over. Integrated double ovens, fridge freezer and dishwasher. Solid quartz upstands to walls and window sill. Tiled floor. Access to under stairs store. PVC double glazed French doors leading to rear garden.

FIRST FLOOR

LANDING

Access to shelved store with gas fired central heating boiler. Access to roof space.

PRINCIPAL BEDROOM 13'3" x 13'1"

Built in wardrobe.

DELUXE EN SUITE SHOWER ROOM

White, three piece suite comprising oversized, fully tiled shower enclosure, floating vanity unit and WC. Thermostat controlled main shower unit with drench shower head. Towel radiator. Part tiling to walls. Tiled floor.

BEDROOM 2 13'3" x 10'7"

BEDROOM 3 13'3" x 10'7"

BEDROOM 4 8'11" x 8'2"

Built in wardrobe. Timber flooring.

DELUXE FAMILY SHOWER ROOM

Contemporary, white three piece suite comprising fully tiled, oversized shower enclosure, floating vanity unit and WC. Thermostat controlled main shower unit with drench shower head. Towel radiator. Part tiling to walls. Tiled floor.

EXTERNAL

Generous sized private driveway finished in brick pavior.
Front garden finished in lawn and shrubs.
External lighting.
PVC soffits, fascia and rainwater goods.
Generous sized, fully enclosed side and rear garden finished in lawn, paved patio area and composite decking.
Outside tap.
Enclosed service area to rear of garage.

LARGE MATCHING GARAGE 20'2" x 13'3"

Up and over door. Separate PVC double glazed service door. Power, light and utility to area with range of fitted storage units, work surface area, sink and plumbed for automatic washing machine.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

CUSTOMER DUE DILIGENCE

As an estate agency, we are legally required to verify the identity of every vendor and purchaser involved in a property transaction. This is required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and applies to all estate agents in the United Kingdom.

These checks are carried out on our behalf by a third-party provider (Credas). A

charge of £25+VAT (£30) per person applies. For example, a couple would pay £50+VAT (£60).

The fee is non-refundable. We are unable to proceed with the transaction until all checks have been completed.

Any information you provide will be used only to meet our legal obligations and will be handled in line with UK data protection law.

[redacted]

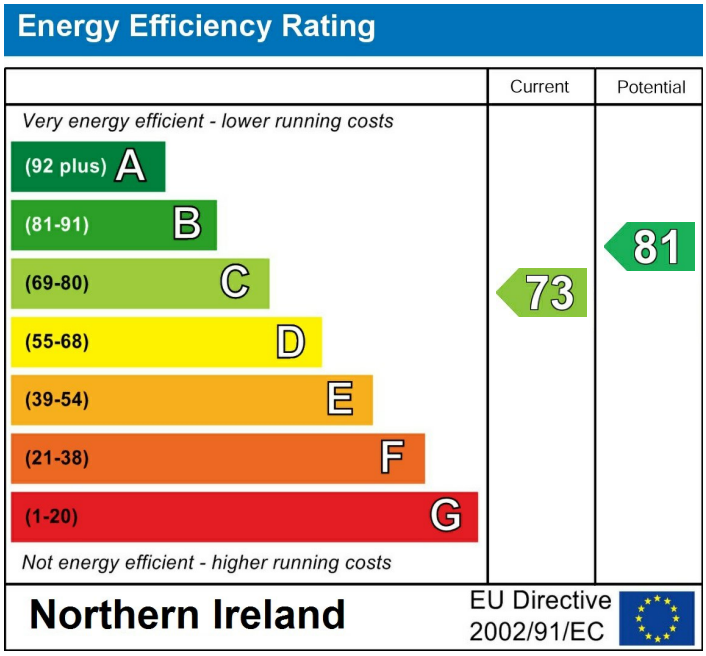
Immaculately presented, spacious, four bedroom/two+ reception, family sized detached home with matching garage, occupying a prime site within the well sought after Fernridge development, Ballycraigy Road, Newtownabbey.

The property comprises entrance porch, entrance hall, furnished cloakroom, lounge, family room, kitchen through dining room, four well-proportioned bedrooms, to include principal en suite, and separate, deluxe family shower room.

Externally, the property enjoys private driveway, garage with utility area, and generous sized, fully enclosed side and rear garden.

Other attributes include gas heating. PVC double glazing, and convenient location.

Early interest highly recommended.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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

INVESTORS IN PEOPLE We invest in people Gold
PRS Property Redress Scheme
Proudly sponsoring Northern Ireland Children's Hospice
Awards
Telegraph PROPERTY AWARDS 2018
Telegraph PROPERTY AWARDS 2019
Shortlisted TheNegotiator Awards 2018
Shortlisted TheNegotiator Awards 2019
THE INVESTORS IN PEOPLE AWARDS 2019 Finalist
TheNegotiator Awards 2021 REGIONAL AGENCY OF THE YEAR NORTHERN IRELAND GOLD
WE ARE MACMILLAN. CANCER SUPPORT