COLIN GRAHAM RESIDENTIAL

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18 Fernridge Avenue, Newtownabbey, BT36 5SU

- Deceptively Spacious End Townhouse
- Lounge Cast Iron Stove
- Deluxe Bathroom; Four Piece Suite
- Utility Room. Furnished Claokroom
- Fully Enclosed Landscaped Rear Garden
- Three Bedrooms; Principal With En Suite
- Luxury Kitchen Open To Living/Dining Room
- Gas Heating; PVC Double Glazing
- Generous Sized Driveway; Garage
- Convenient Location; Sought After Development

Offers Over £239,950

EPC Rating C





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL
Dual tone, composite front entrance door with double glazed panel inset and PVC double glazed side screens with matching fan light over. Tiled floor. Stairwell leading to first floor. Built in store with light. Alarm panel.

FURNISHED CLOAKROOM
White two piece suite comprising vanity unit with wash hand basin and WC. Tiled floor.

LOUNGE 24'2" x 11'7" (wps)
Dual aspect windows with picture window to front elevation. Timber flooring. Cast iron wood burning stove set on polished granite hearth with split face slate cladding surround. Media wall recess for TV. Integrated shelving. Recessed spotlights. Coving to ceiling.

KITCHEN WITH INFORMAL DINING AREA 14'0" x 9'7"
Luxury fitted kitchen with range of high and low level storage units and contrasting granite work surface with matching upstands. Return breakfast bar area. Inlaid composite sink unit with flexible hose mixer tap and separate 'Quooker' hot water tap over. Integrated five ring gas hob with contemporary extractor canopy over. Integrated eye level oven and grill. Space for American style fridge freezer. Integrated microwave oven, coffee maker, dishwasher and wine cooler. Tiled floor. Recessed spotlights. Open arch into:







LIVING / DINING ROOM 16'6" x 13'1" (wps)

Tiled floor. Feature wall with split face stone cladding. PVC double glazed French patio doors with matching side screens, leading to rear garden. Recessed spotlights.

UTILITY ROOM 6'0" x 4'1"

High and low level storage units with contrasting melamine work surface. Stainless steel sink unit with mixer tap over. Plumbed for automatic washing machine. Space for tumble dryer. Gas fired central heating boiler (housed within matching unit). Matching upstands to work surface. Tiled floor.

FIRST FLOOR

LANDING

Access via slingsby style ladder to partially floored roof space with light. Positive air ventilation system. Recessed spotlights.

PRINCIPAL BEDROOM 17'7" x 14'0" (wps)

Five door fitted wardrobe with sliding mirrored doors. Feature wall with split face stone cladding. Recessed spotlights.

DELUXE FULLY TILED EN SUITE SHOWER ROOM

Contemporary three piece suite comprising oversized shower enclosure, vanity unit with circular sink, and concealed cistern WC. Thermostat controlled shower unit, separate shower attachment, and drench shower head over. Heated towel radiator. Recessed spotlights.

BEDROOM 2 14'2" x 13'8" (wps)

'Herringbone' style wood laminate floor covering. Fitted wardrobes with mirrored and panelled sliding doors.

BEDROOM 3 10'4" x 9'10"

Wood laminate floor covering.

FULLY TILED DELUXE FAMILY BATHROOM 9'6" x 7'10"

Contemporary four piece suite comprising freestanding oval shaped bath with freestanding mixer tap and shower attachment over, separate shower enclosure with thermostat controlled shower unit and drench shower head over, vanity unit with oval shaped wash hand basin, and concealed cistern WC. Heated towel radiator. Recessed spotlights.

EXTERNAL

Generous sized private driveway area finished in tarmac.
External lighting.
Fully enclosed, landscaped rear garden finished in artificial lawn, paved patio areas and raised shrub/planter beds.
Outside tap.

GARAGE 23'4" x 9'11"

Up and over door to front. Separate hardwood double glazed service door to rear garden. Partitioned to rear of garage and accessed via PVC double glazed door, currently utilised as a home gym. Light, power and window.

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.







Immaculately presented, three bedroom, two reception, end townhouse with generous sized private driveway, garage, and fully enclosed landscaped rear garden, conveniently located within the well sought after Fernridge development, Ballycraigy Road, Newtownabbey.

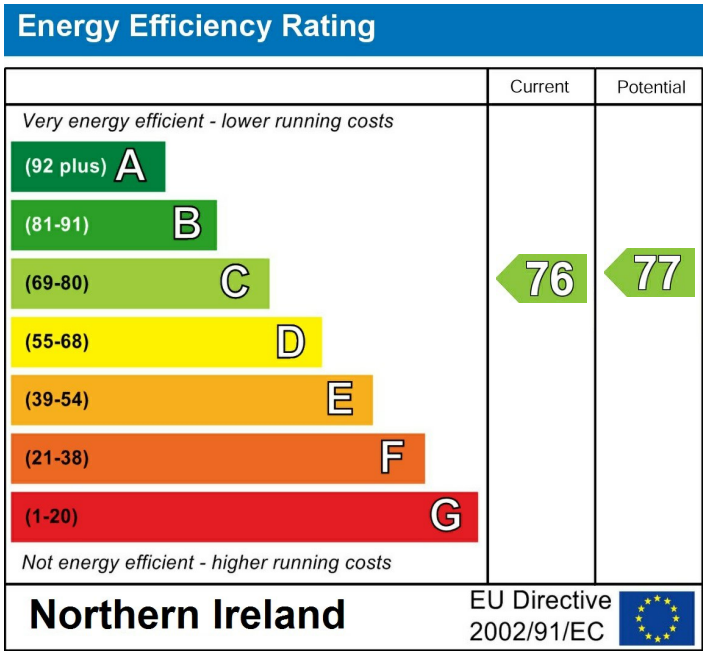
Finished to an exacting standard throughout, the property comprises entrance hall, furnished cloakroom, spacious lounge with cast iron wood burning stove, luxury fitted kitchen with informal dining area and open arch into living/dining room, separate utility room, three well proportioned bedrooms, to include principal bedroom with deluxe en suite shower room, and separate deluxe family bathroom with contemporary four piece suite

Externally, the property enjoys generous sized private driveway area finished in tarmac, garage with rear partitioned and utilised as a home gym, and fully enclosed, landscaped rear garden finished in artificial lawn, paved patio areas and raised shrub/planter beds.

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

Early viewing highly recommended to avoid disappointment.





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

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