



## 2 Fernridge Avenue, Newtownabbey, BT36 5SU

- Detached Family Home
- Kitchen Through Dining Room
- Deluxe Family Bathroom; En Suite Shower Room
- Private Driveway; Garage
- Convenient Location
- Four Bedroom; Two+ Reception
- Utility Room; Furnished Cloakroom
- Gas Heating; PVC Double Glazing
- Gardens Front and Rear
- Well Sought After Area

Offers Over £275,000

EPC Rating C



2 Fernridge Avenue, Newtownabbey, BT36 5SU



## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Hardwood, double glazed front door. Stairwell to first floor. Nest heating control.

#### FURNISHED CLOAKROOM

Contemporary, white, two piece suite comprising semi pedestal wash hand basin and WC. Tiled feature wall. Stained glass window to front elevation.

#### LOUNGE 14'9" x 11'8"

Tiled inglenook recess with cast iron, multi fuel burning stove on granite hearth. Picture window to front elevation.

#### FAMILY ROOM 13'3" x 11'9" (wps)

Wood laminate floor covering. Open arch leading to:



## **KITCHEN THROUGH DINING ROOM 17'2" x 11'8"**

Modern fitted kitchen with range of high and low level storage units with contrasting, granite effect, melamine work surface. Matching island unit with breakfast bar area. Integrated gas hob with stainless steel splashback and extractor hood over. Integrated oven and grill. Space for American style fridge freezer. Integrated dishwasher. Stainless steel sink unit with matching draining bay. Glass fronted display cabinet. Tiled floor. PVC double glazed French doors leading to rear garden.

## **UTILITY ROOM 11'8" x 5'10"**

Range of high and low level storage units with contrasting, granite effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Plumbed and space for washing machine. Space for tumble dryer. Gas fired central heating boiler (housed within matching unit). Tiled floor. Glass panelled external door.

## **FIRST FLOOR**

### **LANDING**

Access to roof space (potential to convert). Positive air ventilation system.

### **PRINCIPAL BEDROOM 14'9" x 11'8"**

Nest heating control.

### **FULLY TILED EN SUITE SHOWER ROOM**

Contemporary, white, three piece suite comprising shower enclosure, floating vanity unit and concealed cistern WC. Thermostat controlled mains shower unit with drench shower head. Underfloor heating.

### **BEDROOM 2 15'1" x 11'9" (wps)**

Stained glass window to front elevation. Wood laminate floor covering.

### **BEDROOM 3 11'6" x 8'7"**

Timber flooring.

### **BEDROOM 4 10'8" x 8'5" (wps)**

### **DELUXE BATHROOM**

Contemporary, white, four piece suite comprising panelled bath, separate panelled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Chrome towel radiator. Half tiling to walls. Tiled floor.

### **EXTERNAL**

Private driveway finished in brick pavior.

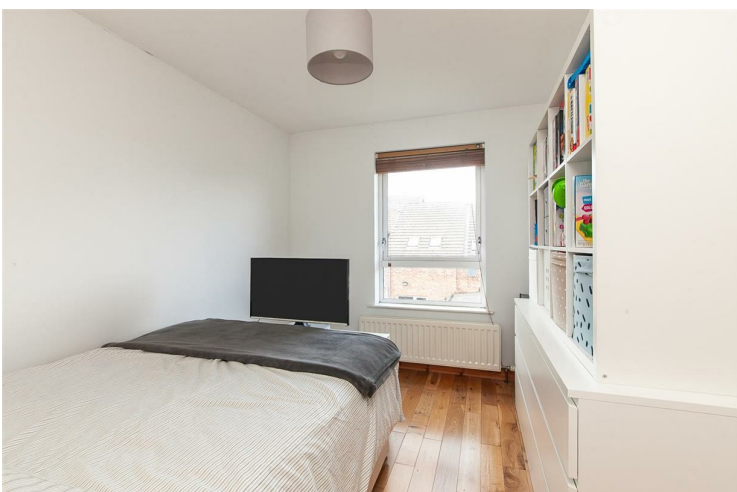
Electric car charging point.

Front garden finished in lawn.

External lighting.

PVC soffits, fascia and rainwater goods.

Fully enclosed rear garden finished in lawn, paved patio area and timber decking.





## GARAGE 19'7" x 9'10"

Roller shutter door, separate service door to garden. Power and light.

## 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.

**Well presented, four bedroom/two+ reception, detached family home, occupying a cul-de-sac position, within the well sought after Fernridge development, Ballycraigy Road, Newtownabbey.**

**The property comprises entrance hall, furnished cloakroom, lounge, family room, kitchen through dining room, utility room, four bedrooms, to include principal en suite, and separate deluxe family bathroom.**


**Externally, the property enjoys private driveway, garage, and gardens front and rear, finished in lawn, paved patio area, and timber decking.**

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

**Early viewing highly recommended.**



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	<b>73</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	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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