



18 Ferndale Gardens, Newtownabbey, BT36 5AW

- Detached Family Home
- Lounge
- Deluxe Shower Room
- PVC Double Glazing
- Gardens Front and Rear
- Three Bedrooms
- Kitchen Through Dining Room
- Oil Heating
- Matching Detached Garage; Driveway
- Convenient Location

Offers Over £169,950

EPC Rating E



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screen.
Stairwell to first floor. Glass panelled door leading to:

LOUNGE 14'4" x 13'6" (wps)

Focal point fireplace. Picture window to front elevation. Glass panelled French doors leading to:



KITCHEN THROUGH DINING ROOM 17'9" x 10'8" (wps)

Fitted kitchen with range of high and low level storage units with contrasting, melamine work surface. Stainless steel sink unit with draining bay. Integrated ceramic hob with extractor hood over. Integrated oven and fridge freezer. Plumbed and space for washing machine. Breakfast bar area to match worktop. Splashback tiling to walls. Tiled floor to kitchen area. Wood laminate floor covering to dining area. PVC double glazed door leading to rear garden.

FIRST FLOOR

LANDING

Access to shelved hot press, separate built in store and roof space.

BEDROOM 1 11'11" x 9'11"

BEDROOM 2 11'3" x 10'0" (wps)

Fitted wardrobes with sliding doors.

BEDROOM 3 10'7" x 7'5" (wps)

Fitted cabin bed. Dual aspect windows.

DELUXE SHOWER ROOM

Contemporary, white, three piece suite comprising panelled shower enclosure, vanity unit and WC. Electric shower. Towel radiator. Illuminated mirror over sink. Tile effect panelling to walls. Tile effect flooring.

EXTERNAL

Double gates leading to generous sized paved driveway area. Front garden finished in lawn, decorative stone and range of plants, trees and shrubbery.

Entrance porch.

External lighting.

PVC fascia.

Double gates leading to further driveway area and low maintenance, paved rear garden.

Outside tap.

PVC oil storage tank.

MATCHING DETACHED GARAGE 20'3" x 9'4"

Up and over door. Separate service door. Power, light and oil fired central heating boiler.

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.

Three bedroom, detached family home with large matching detached garage, conveniently situated within the Ferndale area of Glengormley, Newtownabbey.

The property comprises entrance hall, lounge, kitchen through dining room, three bedrooms, and deluxe shower room, with contemporary, white, three piece suite.

Externally, the property enjoys private driveway, matching detached garage, and gardens front and rear.

Other attributes include oil heating and PVC double glazing.

Early viewing highly recommended.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	44	
(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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