



**40 Fernagh Road  
Whiteabbey, Newtownabbey, BT37 0BE**

**Offers Around  
£124,950**

We are delighted to offer for sale this attractive and well presented semi detached villa which is located in a popular residential area just off the Doagh Road offering easy access to many local amenities and will appeal to the young buyer seeking their first home.

Inside the accommodation comprises: entrance hall, lounge with wood laminate flooring and a modern fitted kitchen / diner with built in oven & hob and access to rear.

Upstairs there are two bedrooms, both with wood laminate flooring and a modern bathroom with white suite.

Other benefits include pvc double glazing and gas heating.

Outside there are gardens to front and rear in lawn.

Early viewing recommended !!

# 40 Fernagh Road

## Whiteabbey, Newtownabbey, BT37 0BE



- Semi Detached Villa
  - Modern Fitted Kitchen / Diner
  - Gas Heating
- 2 Bedrooms
  - Modern White Bathroom Suite
  - Popular Location
- Lounge
  - Pvc Double Glazing

**ACCOMMODATION COMPRISES;**

**GROUND FLOOR**

**ENTRANCE HALL**

**LOUNGE**

**KITCHEN**

ceramic hob and stainless steel extractor fan. Plumbed for washing machine, fridge / freezer space, under stairs storage with gas boiler, tiled floor, radiator, pvc double glazed back door.

Modern white suite comprising: panelled shower bath with thermostatic shower and screen, semi pedestal wash hand basin and low flush W.C. Fully tiled walls, tiled floor, radiator.

Modern range of cream high gloss high and low level fitted units with Formica worktops. Stainless steel single drainer sink unit, built in stainless steel under oven,

**FIRST FLOOR**

**LANDING**

**BEDROOM 1**

**BEDROOM 2**

Access to roofspace.

12'7 x 10'10 (3.84m x 3.30m)  
Wood laminate flooring, built in robe, radiator.

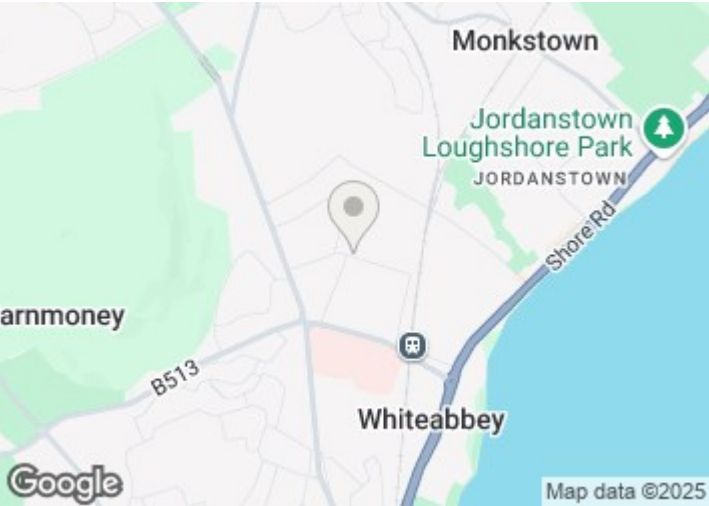
10'8 x 9'5 (3.25m x 2.87m)  
Wood laminate flooring, radiator.

**BATHROOM**

**OUTSIDE**

Modern white suite comprising: panelled shower bath with thermostatic shower and screen, semi pedestal wash hand basin and low flush W.C. Fully tiled walls, tiled floor, radiator.

Garden to front in lawn. Fully enclosed garden to rear in lawn with paved patio area.



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	





**\*\*Please note that the any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order\*\***

Questions you may have.

WHICH MORTGAGE WILL SUIT ME BEST?

HOW MUCH DEPOSIT WITH I NEED?

WHAT ARE MY MONTHLY REPAYMENTS GOING TO BE?

To answer these and other mortgage related questions contact 02890833295. Your home may be repossessed if you do not keep up your repayments on your mortgage.

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