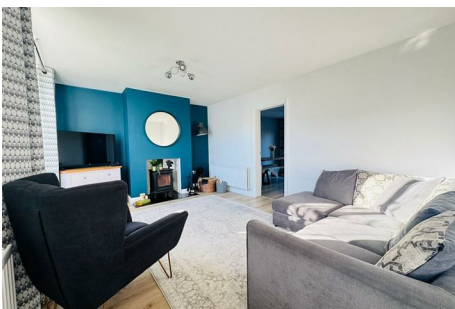




48 FERNAGH AVENUE

Station Road
Newtownabbey BT37

- Semi Detached Villa
- 3 Bedrooms
- Lounge
- Modern Kitchen / Diner
- Downstairs WC
- Modern White Bathroom
- PVC Double Glazing / Gas
- Driveway & Gardens

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		
	66	75
Northern Ireland		EU Directive 2002/91/EC

Offers Over £139,950

48 Fernagh Avenue

Station Road, Newtownabbey, BT37 0BQ



ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Pvc double glazed front door, open plan into lounge

LOUNGE

19'1" x 11'1" at widest (5.82m" x 3.38m" at widest)

Feature hole in wall style fireplace with multi fuel burning stove, two radiators, wood laminate flooring

KITCHEN / DINER

Modern range of high and low level units, worktop, single drainer sink unit, built in stainless steel under oven, ceramic hob, stainless steel extractor fan, fridge / freezer space, plumbed for washing machine & dishwasher, breakfast bar, gas boiler, radiator, pvc double glazed double doors to rear

FURNISHED CLOAKROOM

Low flush wc, pedestal wash hand basin, fully pvc panelled walls, chrome heated towel radiator, wood laminate flooring

FIRST FLOOR

LANDING

BEDROOM 1

12'5" x 11'8" at widest (3.78m" x 3.56m" at widest)

Radiator

BEDROOM 2

12'7" x 11'8" at widest (3.84m" x 3.56m" at widest)

Radiator

BEDROOM 3

8'5" x 9'3" at widest (2.57m" x 2.82m" at widest)

Built in bed unit with storage, radiator

BATHROOM

White suite comprising bath with shower attachment, screen, pedestal wash hand basin, low flush wc, part pvc panelled walls, chrome heated towel radiator

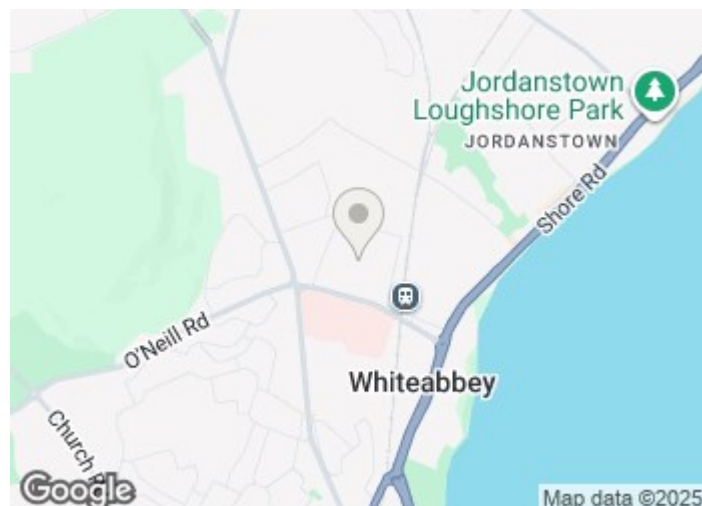
OUTSIDE

Concrete driveway

Garden to front in lawn

Paved pathway to side leading to outhouse

Concrete patio area at rear with steps to a good garden in lawn



Directions



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

