



## 7 FERNAGH AVENUE

Station Road  
Newtownabbey BT37

- Semi Detached Villa
- 3 Bedrooms
- 2 Reception Rooms
- Fitted Kitchen
- Soft Cream Bathroom
- PVC Double Glazing
- Oil Heating
- Popular Location

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	

Offers Around £89,950

# 7 Fernagh Avenue

Station Road, Newtownabbey, BT37 0BG



## ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE HALL

Pvc double glazed front door, radiator

#### LOUNGE

12'6" x 11'9" at widest (3.81m" x 3.58m" at widest )

Tiled stone fireplace with tiled hearth, radiator, open to

#### DINING ROOM

11'9" x 8'11" (3.58m" x 2.72m" )

Radiator

#### KITCHEN

11'7" x 9'10" at widest (3.53m" x 3.00m" at widest )

Range of high and low level units, formica worktop, stainless steel single drainer sink unit, built in oven, ceramic

hob, extractor fan, fridge / freezer space, plumbed for washing machine, partly tiled walls, radiator, pvc double glazed back door

### FIRST FLOOR

#### LANDING

#### BEDROOM 1

11'10" x 11'0" at widest (3.61m" x 3.35m" at widest )

Hotpress, radiator

#### BEDROOM 2

11'9" x 11'5" at widest (3.58m" x 3.48m" at widest )

Built in cupboard, radiator

#### BEDROOM 3

9'6" x 8'8" at widest (2.90m" x 2.64m" at widest)

Built in wardrobe, radiator

### BATHROOM

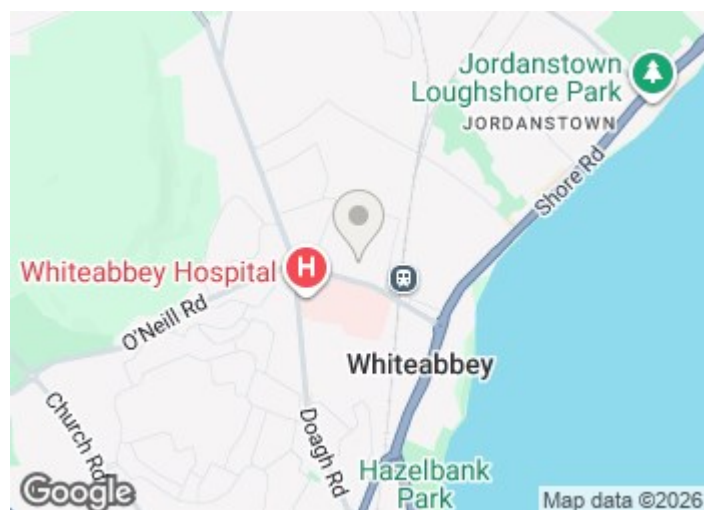
Soft cream coloured suite comprising bath with electric shower above, screen, pedestal wash hand basin, low flush wc, partly tiled walls, tiled floor, radiator

### OUTSIDE

Garden to front in lawn

Garden to rear in lawn with paved patio area

Outhouse with oil boiler and oil tank



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

