



**12 Fernagh Gardens  
 Station Road, Newtownabbey, BT37 0BL**

**Offers Around  
 £119,950**

We are delighted to offer for sale this recently modernised mid terrace which is located in a cul de sac in a very popular residential area just off the Station Road / Doagh Road and will ideally suit the young buyer seeking their first home.

Inside the accommodation comprises; tiled entrance hall, tiled lounge and newly installed modern fitted kitchen / diner with built in oven & hob, space for appliances and access to rear. Upstairs there are three bedrooms all with built in storage and a separate newly installed modern shower room.

Other benefits include oil heating and pvc double glazing (except one)

Outside there is a pebbled garden to front and a garden to rear in lawn with paved patio area.

**Early viewing recommended !!**

# 12 Fernagh Gardens

Station Road, Newtownabbey, BT37 0BL



- Mid Terrace
- Luxury Kitchen / Diner
- Oil Heating
- 3 Bedrooms
- Luxury Shower Room
- Cul De Sac Position
- Lounge
- PVC Double Glazing

## ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE HALL

PVC Double glazed front door, tiled floor, modern vertical radiator

#### LOUNGE

12'2" x 11'9" at widest (3.71m" x 3.58m" at widest )

Tiled floor, two modern vertical radiators

#### KITCHEN / DINER

19'1" x 11'9" (5.82m" x 3.58m')

Modern newly installed range of high and low level units, formica worktop, stainless steel single drainer sink unit, built in stainless steel oven, ceramic hob, stainless

steel extractor fan, integrated washing machine, fridge / freezer space, partly tiled walls, tiled floor, two modern vertical radiators, pvc double glazed back door

### FIRST FLOOR

#### LANDING

#### BEDROOM 1

11'9" x 10'11" at widest (3.58m" x 3.33m" at widest )

Built in wardrobe, hotpress, radiator

#### BEDROOM 2

11'9" x 11'4" at widest (3.58m" x 3.45m" at widest )

Built in wardrobe, radiator

#### BEDROOM 3

9'5" x 8'8" at widest (2.87m" x 2.64m" at widest )

Built in wardrobe, radiator

#### SHOWER ROOM

Modern newly installed built in shower cubicle, Mira shower, vanity unit, low flush wc, fully pvc panelled walls, chrome heated towel radiator

#### OUTSIDE

Pebbled garden to front

Garden to rear in lawn with paved patio area

Outhouse with oil boiler

Oil tank



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>		69
(55-68) <b>D</b>		
(39-54) <b>E</b>	31	
(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	



**\*\*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.

UPS Financial Services Limited is an Appointed Representative of Stonebridge Mortgage Solutions Ltd, which is authorised and regulated by the Financial Conduct Authority, Registered Business Address:

UPS Financial Services LTD, 132 Great Victoria Street, Belfast, Co Antrim, N Ireland, BT2 7BG | Company Number NI621521 | Registered in Northern Ireland

H110837

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BALLYNAHINCH  
028 9756 1155

CAUSEWAY COAST  
0800 644 4432

FORESTSIDE  
028 9064 1264

NEWTOWNARDS  
028 9181 1444

BALLYHACKAMORE  
028 9047 1515

BANGOR  
028 9127 1185

CAVEHILL  
028 9072 9270

GLENGORMLEY  
028 9083 3295

RENTAL DIVISION  
028 9070 1000

BALLYMENA  
028 2565 7700

CARRICKFERGUS  
028 9336 5986

DOWNPATRICK  
028 4461 4101

MALONE  
028 9066 1929



Keith Larmour trading under licence as Ulster Property Sales (Glengormley)  
©Ulster Property Sales is a Registered Trademark