



**19 Fernridge Drive  
Ballycraig Road, Newtownabbey, BT36 5SX**

**Offers Around  
£179,950**

We are delighted to offer for sale this extremely well presented and deceptively spacious semi detached bungalow which is located in a very popular development just off the much sought after Ballycraig Road and will ideally suit a variety of purchaser especially those looking to downsize.

Inside the accommodation comprises; spacious entrance hall with double glass panelled doors to a large lounge with freestanding fireplace and open to a beech fitted kitchen / diner with built in oven & hob, space for appliances and PVC double glazed double doors to rear.

There are also two bedrooms, master with ensuite and a separate luxury Jack and Jill style bathroom with white suite.

Other benefits include PVC double glazing and gas heating

Outside there is shared access leading to your own designated parking, garden to front in lawn, garden to front / side in mature shrubs and a paved patio area to rear.

**Early viewing recommended !!**

# 19 Fernridge Drive

## Ballycraig Road, Newtownabbey, BT36 5SX



- Semi Bungalow
- Fitted Kitchen / Diner
- Gas Heating
- 2 Beds Master Ensuite
- Luxury White Bathroom
- Parking & Gardens
- Large Lounge
- PVC Double Glazing

### ACCOMMODATION COMPRISES

#### GROUND FLOOR

##### ENTRANCE HALL

Spacious entrance hall with storage cupboard, radiator, double glass panelled doors to lounge

##### LOUNGE

17'3" x 11'4" (5.26m" x 3.45m")  
Free standing fireplace with electric inset, radiator, open to kitchen / diner

##### KITCHEN / DINING

15'4" x 11'4" (4.67m" x 3.45m")  
Range of beech high and low level units, formica worktop, basin 1/2 stainless steel sink unit, island unit / breakfast bar, with built in stainless

steel oven, ceramic hob, over head extractor fan, fridge / freezer space, plumbed for washing machine, tumble dryer space, partly tiled walls, tiled floor, radiator, pvc double glazed double doors to rear

##### BEDROOM 1

10'10" x 10'8" (3.30m" x 3.25m")  
Radiator

##### ENSUITE

Fully tiled chrome corner shower cubicle, thermostatic shower, pedestal wash hand basin, low flush wc, tiled floor, radiator

##### BEDROOM 2

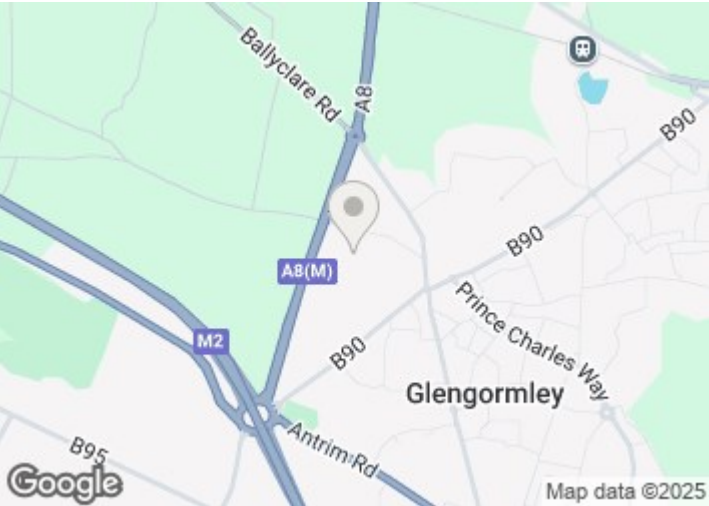
8'9" x 8'4" (2.67m" x 2.54m")  
Built in wardrobe, radiator, access to main bathroom

##### BATHROOM

Jack and Jill style bathroom comprising panelled shower bath, thermostatic shower above, screen, pedestal wash hand basin, low flush wc, partly tiled walls, tiled floor, radiator

##### OUTSIDE

Shared access leading to your own designated parking spaces  
Garden to front in lawn  
Garden to front / sider in mature shrubs  
Paved patio area to rear



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	73
(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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