

2 Fernridge Drive, Newtownabbey, BT36 5SX



- Modern End Townhouse
- 3 Bedrooms
- 1+ Receptions
- Highly Regarded Established Development
- Luxurious Open Plan Kitchen With Living/Dining Aspect
- Master Bedroom With Large walk In Wardrobe
- Contemporary Style 4 Piece Family Bathroom
- Private Enclosed Courtyard Style Garden To Rear
- Private Driveway To Side
- Modern Furnished Ground Floor Cloakroom

PRICE Offers Over £189,950

Positioned within a highly regarded established development. This well presented spacious three bedroom townhouse enjoys a turn key style finish and will suit the purchaser searching for a home in an enviable location at a realistic price. Early viewing is recommended.

>Sales >New Homes >Commercial >Rentals >Mortgages

Antrim
12 Church Street
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803

ACCOMMODATION

GROUND FLOOR

Composite front door into entrance porch. Entrance doors into:

SPACIOUS WELL PRESENTED ENTRANCE HALL

Quality herringbone oak floor extending into lounge

CLOAKROOM

Comprising wall hung box sink with mono bloc tap. Feature tiled accent wall. Porcelain tiled floor

LOUNGE 17'3" x 13'3"

Into bay window. Attractive horse shoe style cast iron fireplace, modern surround and granite hearth

OPEN PLAN LIVING/KITCHEN/DINING AREA

Fitted with a comprehensive range of high and low level units in gloss finish with contrasting work surfaces. Co-ordinating single drainer sink unit with swan neck tap. Host of integrated appliances including eye level oven, microwave, four ring gas hob with overhead extractor fan housed in stainless steel chimney with glass screen. Integrated fridge / freezer. Polished porcelain tiled floor. Twin PVC double glazed doors to courtyard style garden. Utility room plumbed for washing machine, single drainer stainless steel sink unit. Part tiled walls

FIRST FLOOR

Galley style landing

BEDROOM 1 14'0" x 14'6"

Large double walk in sliderobe with integrated hanging space and box shelving units

BEDROOM 2 9'9" x 9'8"

Quality oak laminate flooring

BEDROOM 3 9'8" x 7'7"

Presently used as home office. Quality oak laminate flooring

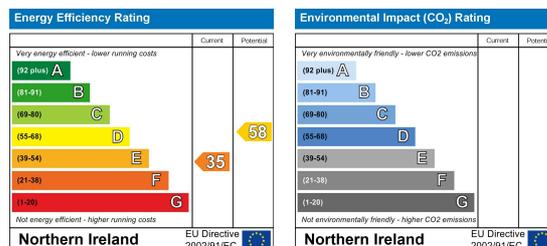
MODERN FOUR PIECE FAMILY BATHROOM SUITE

Comprising button flush w.c. Wall mounted floating high gloss vanity unit with mono bloc tap. Quarter rounded fully tiled shower enclosure with drench style shower and hand shower attachment. Free standing bath. Low voltage lighting. White washed effect tile floor

OUTSIDE

Neat well maintained garden to front. Private driveway to side for off street parking. Small private enclosed courtyard style garden to rear hard landscaped for easy maintenance. Screened by perimeter fence.

IMPORTANT NOTE TO ALL PURCHASERS: We have not tested any of the systems or appliances at this property.



Country Estates (N.I) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:

These particulars do not constitute any part of an offer or contract

All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I) Ltd. or the vendor

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact

Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

The vendor does not make or give, and neither Country Estates (N.I) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.