



FOR SALE

17 Fernagh Road

Newtownabbey, BT37 0DF



Offers over £109,950



Nest Estate Agents are delighted to bring to the market this spacious semi-detached property at 17 Fernagh Road, Newtownabbey. Requiring a degree of modernisation internally, this home offers an excellent opportunity for buyers looking to put their own stamp on a property and create a home tailored to their individual taste and requirements.

The accommodation comprises a welcoming lounge, separate dining room and fitted kitchen, while upstairs there are three well-proportioned bedrooms, all benefiting from built-in storage, together with a white shower room and separate W/C.

The real highlight of this property, however, is the exceptionally generous rear garden. Offering fantastic outdoor space and considerable potential, the garden is sure to impress and provides an ideal setting for families, keen gardeners or those simply looking for more space outside.

Ideally positioned on the Fernagh Road, the property is within walking distance of local shops and amenities, with Whiteabbey Hospital also close by. Excellent public transport links are readily accessible, while the M2 motorway provides convenient access to Belfast and surrounding areas, making this an appealing choice for commuters. The Abbeycentre retail and leisure complex is also just a short drive away.

Perfect for first-time buyers or investors, this property offers excellent potential in a convenient and well-connected location. With spacious accommodation, a superb rear garden and the opportunity to modernise and add your own style, 17 Fernagh Road is a property not to be overlooked.

HALLWAY 11'7 x 6'1 (3.53m x 1.85m)
uPVC front door with feature glazed inset. Laminate flooring.

LIVING ROOM 11'7 x 12'7 (3.53m x 3.84m)
Tiled surround and hearth.

DINING ROOM 11'10 x 8'11 (3.61m x 2.72m)
Laminate wood flooring.

FITTED KITCHEN 9'9 x 11'10 (2.97m x 3.61m)
Range of high and low level units with contrasting worktops. Stainless steel 1.5 bowl sink unit with mixer taps and drainer. Space for washing machine. Tiled flooring. Laminate wood flooring. Access to rear garden.

FIRST FLOOR

BEDROOM 1 11'9 x 12'11 (3.58m x 3.94m)
Built in wardrobes.

BEDROOM 2 11'9 x 11 (3.58m x 3.35m)
Built in wardrobes. Access to storage.

STORAGE 2'10 x 1'9 (0.86m x 0.53m)

STORAGE 2'2 x 3'6 (0.66m x 1.07m)

BEDROOM 3 8'8 x 9'5 (2.64m x 2.87m)
Access to storage.

STORAGE 3'1 x 1'10 (0.94m x 0.56m)

BATHROOM 4'10 x 5'5 (1.47m x 1.65m)
White suite comprising enclosed shower unit. Pedestal wash hand basin with mixer taps. Vinyl flooring.

TOILET 2'7 x 5'5 (0.79m x 1.65m)
W/C. Vinyl flooring.

LANDING 6'3 x 9 (1.91m x 2.74m)

SUNROOM 6'9 x 9'8 (2.06m x 2.95m)

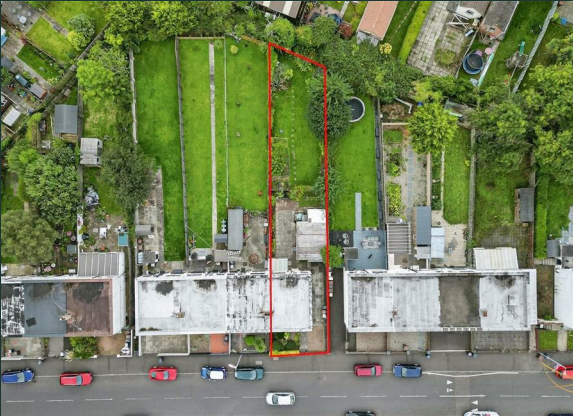
GARAGE 25 x 13 (7.62m x 3.96m)

GARDEN
Rear enclosed garden with laid in lawn bordered by mature shrubbery and flowerbeds. Feature paving.

Front garden with mature shrubbery. Feature paving.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

Do you need a mortgage to finance the property? Contact Smart Mortgages on 02893 438092. Our agents are always on hand to answer any property queries and provide a friendly service, thinking about selling your home? We provide free, no obligation valuations- contact us via email hello@nestestateagents.com or telephone 028 9343 8090.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Northern Ireland			Northern Ireland		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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