



17 Dermont Way, Newtownabbey, BT36 4NX

- Immaculately Presented Semi-Detached Home
- Principal Bedroom; Walk In Wardrobe
- Kitchen Through Dining Room
- Gas Heating; PVC Double Glazing
- Fully Landscaped, End Of Cul De Sac Site
- Three Well Proportioned Bedrooms
- Lounge; Cast Iron Stove
- Deluxe Bathroom; Furnished Cloakroom
- Generous Sized Private Driveway
- Brick Built Garden Room, Utility Store and Barbecue Area

Offers Over £219,950

EPC Rating C



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood, double glazed front door. Herringbone style, LVT floor covering, extending through lounge and furnished cloakroom. Stairwell to first floor.

FURNISHED CLOAKROOM

White two piece suite comprising pedestal wash hand basin and WC. Half panelling to walls. Splash back panel to sink.

LOUNGE 17'10" x 12'8"

Inglenook style recess with cast iron multi-fuel burning stove on granite hearth. Dual aspect windows.



KITCHEN THROUGH DINING ROOM 17'8" x 11'6"

Modern fitted kitchen with range of high and low level storage units with contrasting wood block effect melamine work surface. Stainless steel sink unit with draining bay. Integrated gas hob with stainless steel extractor hood over. Integrated oven, fridge freezer and dishwasher. Plumbed for automatic washing machine. Gas fired central heating boiler (housed within matching unit). Splash back tiling to walls. Tile effect wood laminate floor covering. Access to under stairs store/larder. PVC double glazed French doors to rear garden.

FIRST FLOOR

LANDING

Access to shelved store and roof space.

PRINCIPAL BEDROOM 14'7" x 8'10" (wps)

Dual aspect windows. Wood laminate floor covering.

WALK IN WARDROBE / DRESSING ROOM 6'11" x 5'10"

Wood laminate floor covering.

BEDROOM 2 11'5" x 8'10" (plus wardrobe space)

Built in double wardrobe with glass panelled, sliding doors. Dual aspect windows. Wood laminate floor covering.

BEDROOM 3 8'7" x 8'0"

DELUXE BATHROOM

Contemporary, white, four piece suite comprising panelled bath, separate oversized shower enclosure, floating vanity unit and WC. Thermostat controlled mains shower. Chrome towel radiator. Fully tiled walls.

EXTERNAL

Garden area to front and side finished in lawn.

Generous sized, private driveway area, finished in tarmac.

External lighting.

PVC soffits, fascia and rainwater goods.

Fully enclosed, landscaped rear garden, finished in lawn, brick pavior patio area and raised timber deck entertainment area.

Outside tap.

MATCHING DETACHED, BRICK BUILT, GARDEN ROOM / UTIL

Garden room: (3.92m x 3.74m) Power, light, heating and PVC double glazed sliding patio door to rear garden.

Utility store area: Power operated, roller shutter door. Space for tumble dryer and fridge freezer.

Barbecue Area: With tiled roof.





IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS


Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.



Immaculately presented, three-bedroom, semi-detached home with matching detached, brick-built garden room, occupying a prime, end of cul de sac site within the well sought after Dermont Manor development, Hydepark Road, Newtownabbey. The property comprises entrance hall, furnished cloakroom, lounge with cast iron multi-fuel burning stove, kitchen through dining room, three well-proportioned bedrooms, to include principal bedroom with walk in wardrobe/dressing room, and deluxe family bathroom. Externally, the property enjoys a generous sized private driveway finished in tarmac, fully landscaped, private rear garden, finished in lawn, brick pavior patio area and timber deck entertaining area, and matching, brick-built garden room with partitioned utility store and partially enclosed barbeque area with tiled roof. Other attributes include gas heating, PVC double glazing and convenient location. Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	74
(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 	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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