



22 Dillons Avenue, Newtownabbey, BT37 0SX

£429,950

- Extended detached property in popular residential area
- 2 Reception Rooms
- Modern white bathroom suite
- Double glazing in uPVC frames
- Extensive rear garden
- 4 Bedrooms
- Large modern kitchen with open plan to living/dining area
- Gas fired central heating
- Downstairs cloaks & Utility room

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Presented to the highest standard throughout, this exceptional home offers a rare combination of stylish interiors, generous living space, and an extensive rear garden. The current owners have thoughtfully extended the property to create spacious and versatile accommodation, perfectly suited to modern family living while retaining an impressive outdoor setting. Every room has been beautifully maintained and finished with meticulous attention to detail, resulting in a home that is truly ready to move into. The well-proportioned living areas provide a wonderful balance of comfort and practicality, with the extension enhancing both the flow and functionality of the property. Outside, the substantial garden offers an outstanding space for entertaining, relaxing, or future landscaping opportunities, making it a standout feature of the home. This is a superb opportunity to acquire a property that combines outstanding presentation, generous accommodation, and a large garden in one beautifully finished package, appealing to buyers seeking quality, space, style, and lasting family comfort.



Council Tax Band: Northern Ireland



Ground Floor

Reception Hall

uPVC front door, parquet flooring, understairs storage

Lounge

17'10 x 10'11

Parquet flooring, open plan to kitchen

Kitchen

27'2 x 14'3

Luxury fitted kitchen with range of high and low level units, Square edge work surfaces, ceramic sink unit with mixer tap and vegetable sink, built in double oven, built in dishwasher, island unit with mixer tap, extractor fan, laminate tiled flooring, tiling.

Casual lounge/ dining area with sliding doors, feature roof light

Cloaks

Low flush W/C, wall hung wash hand basin, ceramic tiled flooring, extractor fan, downlighters

Family Room

10'10 x 10'10

Parquet flooring

Utility Room

9'0 x 6'5

Range of units, plumbed for washing machine and space for tumbler dryer, door to gardens

First Floor

Walk in store

Bedroom (1)

14'7 x 10'3

Laminate wood flooring

Ensuite

Low flush W/C, wall hung wash hand basin, large shower unit with rain shower, tiling, ceramic tiled flooring, extractor fan, downlighters

Bedroom (2)

11'0 x 10'3

Laminate wood flooring

Bedroom (3)

10'11 x 10'10

Laminate wood flooring

Bedroom (4)

10'11 x 7'4

Laminate wood flooring, view of Cavehill

Bathroom

Luxury white bathroom suite, panelled bath with mixer tap and hand shower, low flush W/C, vanity unit with twin drainer and mixer tap, Vaillant Boiler, tiling, ceramic tiled flooring, ceramic tiled flooring, heated towel rail, access to roofspace

Outside

Front: in lawn, driveway and hedging

Rear: extensive lawn and patio area

Garage

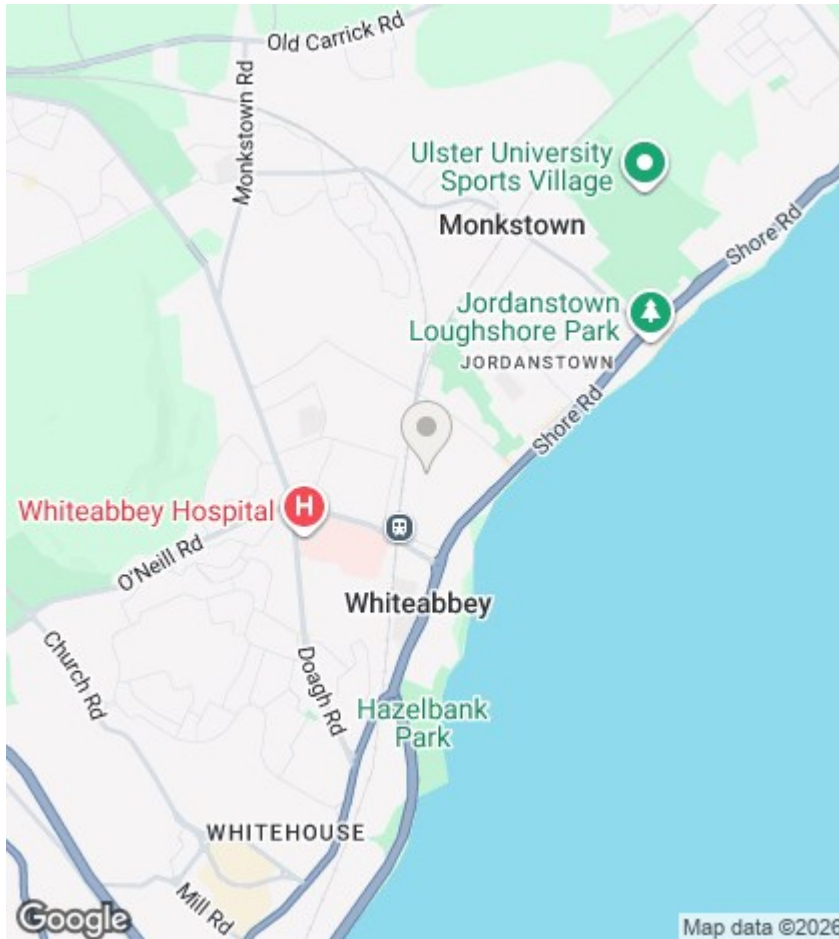
Disclaimer/ Additional Information

The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.

Tenure - Leasehold Broadband & mobile checker for Northern Ireland

<https://www.nidirect.gov.uk/services/broadband-and-mobile-checker> Flooding maps for Northern Ireland

<https://www.nidirect.gov.uk/information-and-services/your-neighbourhood-roads-and-streets/flooding-your-area> Please note the information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs and floor plans are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.



Directions

Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	75
(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	

