

## **36 Dermont Way, Newtownabbey, BT36 4NX**



**PRICE Offers Over £169,950**

*Beautifully presented this spacious 4 Bedroom Semi-Detached enjoys an extensive private rear garden and a pleasant open aspect. With a well planned living layout incorporating 2 Receptions, deluxe shaker Kitchen, matching Utility Room, family Bathroom and modern Ensuite Shower Room an early viewing is highly 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

Ballymena  
3 Fenaghy Road  
BT42 1HW  
Tel: (028) 2565 5733

Glengormley  
18 Carmoney Road  
BT36 6HN  
Tel: (028) 9083 0803

Jordanstown  
645 Shore Road  
BT37 0ST  
Tel: (028) 9551 3333

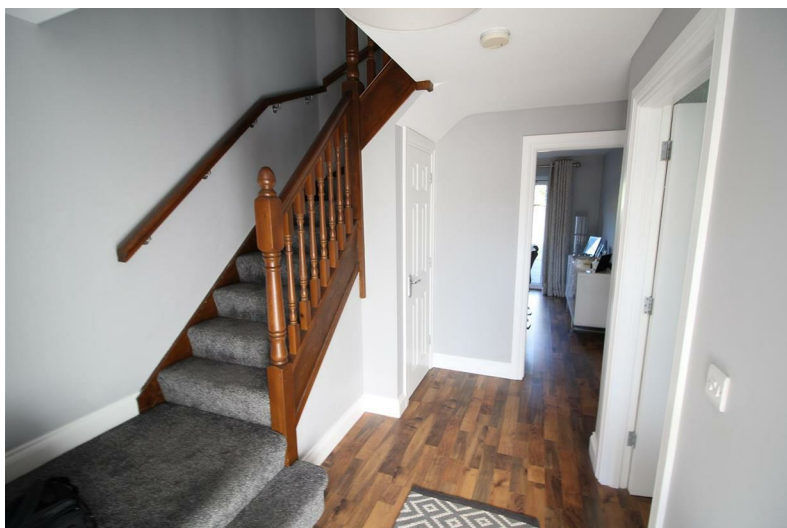
- **Modern Semi-Detached**
  - **4 Bedrooms**
  - **2+ Receptions**
- **Extensive Private Rear Garden Enjoying Year-Round Sun**
  - **Shaker Style Fitted Kitchen**
  - **Utility Room/Furnished Cloakroom**
  - **Driveway to Side / Open Aspect To Front**
- **PVC Double Glazed Windows / Gas Central Heating**
  - **Beautifully Presented Throughout**

## **Ground Floor**

Front door into a well presented Entrance Hall. Quality walnut effect laminate flooring extending into principal rooms. Understairs storage cupboard.

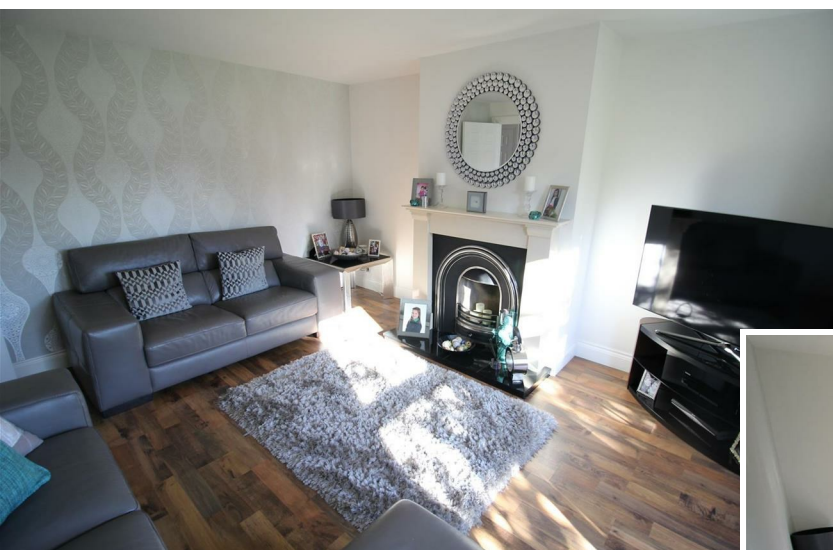
## **FURNISHED CLOAKROOM**

Comprising semi-pedestal wash hand basin. Low flush WC.



## **LOUNGE 15'8 x 13'0**

Dual window aspect. Attractive cast iron horse shower style fireplace with marble surround and granite hearth. Dual windows aspect.



## DINING / FAMILY ROOM 12'2 x 10'0

Twin french double glazed doors to private decked area and rear garden.



## UTILITY ROOM 7'6 x 6'3

Fitted with a range of walnut effect shaker style fitted units. Single drainer sink unit. Plumbed for washing machine. Door to driveway.

## DELUXE SHAKER STYLE FITTED KITCHEN 15'2 x 11'6

Equipped with a comprehensive range of high and low level walnut effect fitted units. A range of integrated appliances including oven with 4 ring hob, overhead extractor fan housed in stainless steel canopy, fridge/freezer and dishwasher. Single drainer sink unit in Matt finish. Tiled floor.



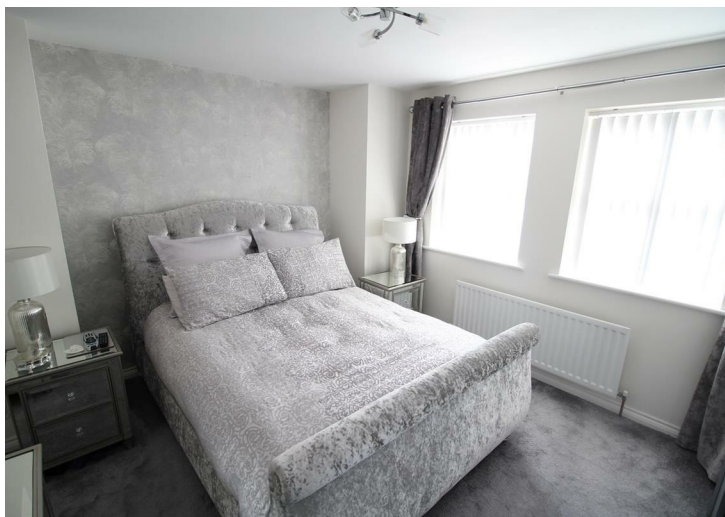
## First Floor

### BEDROOM 1 12'0 x 11'7

Dual window aspect.

### DELUXE MODERN ENSUITE SHOWER ROOM

Comprising semi-pedestal wash hand basin with feature tiled accent panel. Button flush WC. Step-in fully tiled shower enclosure. Tiled floor.



**BEDROOM 2 12'6 x 9'0**

**BEDROOM 3 9'3 x 8'9**

**BEDROOM 4 9'3 x 8'6**

**MODERN WHITE 4 PIECE BATHROOM SUITE**

Comprising 1/4 rounded fully tiled shower cubicle. Panelled bath with tiled splashback and shower attachment. Semi-pedestal wash hand basin with tiled accent panel. Button flush WC. Tiled floor.



**Outside**

Neat garden to front in lawn. Driveway to side with ample parking area. Extensive private garden to rear in lawn plus large American style decked area perfect for family barbeques. Garden area screened by perimeter fence.



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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