

## 7 Dermont Way, Newtownabbey, BT36 4NX



**PRICE Offers Around £275,000**

*Positioned on a private mature site within a popular established location this impressive double fronted Detached family home has been extended by the vendors providing a well planned living layout. Incorporating 3 Reception Rooms including Sun Lounge, 4 First Floor Bedrooms plus a superb 5th Bedroom 2nd Floor conversion presently used as a Games/Play Room. With a high level of demand anticipated we strongly recommend an early viewing.*

**>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

7 Dermont Way, Newtownabbey, BT36 4NX

- Impressive Detached Family Home
  - 5 Bedrooms / 3+ Receptions
  - Superb 2nd Floor Attic Conversion
- Luxury Fitted Kitchen with Dining Aspect
- Deluxe Family Bathroom / Modern Ensuite Shower Room
  - Furnished Cloakroom / Utility Room
- Detached Matching Garage / Large Private Garden to Rear
  - PVC Double Glazed Windows / Gas Central Heating
  - Highly Regarded Established Development

## Ground Floor

Front door with double glazed side screen into well presented Entrance Hall. Tiled floor.



## LOUNGE 16'0 x 11'4

Attractive polished granite fireplace with Stone surround. Exposed hardwood flooring. Dual window aspect.



## FAMILY ROOM 11'6 x 9'1



### **MODERN FURNISHED CLOAKROOM**

Comprising button flush WC. Pedestal wash hand basin with tiled splashback. Tiled floor.

### **LUXURY SHAKER KITCHEN WITH DINING ASPECT 23'6 x 9'8**

Equipped with a comprehensive range of high and low level fitted shaker style units. Integrated oven with 4 ring gas hob. Overhead extractor fan housed in stainless steel canopy and glass hood. Integrated dishwasher. Single drainer sink unit with mixer tap. Fixed breakfast bar return. Sliding double glazed patio door to:

### **SUPERB SUN LOUNGE 18'4 x 12'6**

Twin double glazed door to private garden and patio.



### **UTILITY ROOM 9'9 x 5'6**

Fitted with a range of matching high and low level shaker units. Single drainer sink unit. Plumbed for washing machine.

### **First Floor**

### **BEDROOM 1 12'6 x 11'1**

Fitted 3 bay modern sliderobes.

### **DELUXE ENSUITE**

Comprising low flush WC. Pedestal wash hand basin with tiled splashback. Large fully tiled shower enclosure with thermostatically controlled shower. Tiled floor.

### **BEDROOM 2 13'2 x 9'6**

Built in double wardrobe.



**BEDROOM 3 12'7 x 9'7**

**BEDROOM 4 9'8 x 8'7**

**MODERN FAMILY BATHROOM**

Comprising panelled bath with shower attachment and electric shower unit over and fixed shower screen. Button flush WC. Pedestal wash hand basin with feature tiled accent panel. Tiled floor. Complementary wall tiling.



Landing stairs to 2nd Floor Conversion.

**LANDING AREA**

STORE ROOM 9'3 X 3'10

**BEDROOM 5 29'7 x 14'7**

Suitable for Home Office etc. Presently used as Games/Play Room. Twin velux windows. Undereave storage area. Large storage cupboard.



**Outside**

Neat well maintained walled garden to front in lawn stocked with a variety of shrubs. Driveway to side with ample parking to DETACHED MATCHING GARAGE.

Large private garden to rear screened by perimeter fence. Brick paved patio area perfect for family barbeques.

**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			
(82 plus)	A		
(81-81)	B		
(69-80)	C	69	69
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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