

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



- *Modern Semi-Detached*
- *3 Bedrooms*
- *1+Reception*
- *Open Plan Kitchen with Casual Dining Aspect*
- *Modern 4 Piece Spacious Bathroom*
- *Private Enclosed Garden to Rear*
- *Driveway to Side with Ample Parking*
- *PVC Double Glazed Windows / Gas Heating*
- *Beautifully Presented Throughout*
- *Highly Sought After Location*

**PRICE Offers Around £159,950**

*Beautifully presented throughout this modern Semi-Detached enjoys a well planned living layout and is positioned within a highly popular Development of family homes. 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

## **Ground Floor**

Front door into well presented entrance hall with quality semi solid flooring extending into Lounge. Low voltage recessed lighting. Understairs storage cupboard.

## **FURNISHED CLOAKROOM**

Button flush WC. Panelled bath with monobloc taps. Tiled accent walls.

## **LOUNGE 16'4 x 11'8**

Contemporary wall mounted electric fire. Dual window aspect. Low voltage recessed lighting.

## **OPEN PLAN KITCHEN WITH DINING ASPECT 19'6 x 11'0**

Equipped with a range of high and low level fitted units. Stainless steel single drainer sink unit. Integrated stainless steel oven with 5 ring gas hob. Overhead extractor fan. Plumbed for washing machine. Twin glass display cabinets. Complimentary wall tiling. PVC double glazed twin french doors to Garden and decked area.

## **First Floor**

## **BEDROOM 1 13'6 x 10'7**

at max.

## **BEDROOM 2 12'1 x 10'9**

Built in modern sliderobes.

## **BEDROOM 3 9'0 x 9'0**

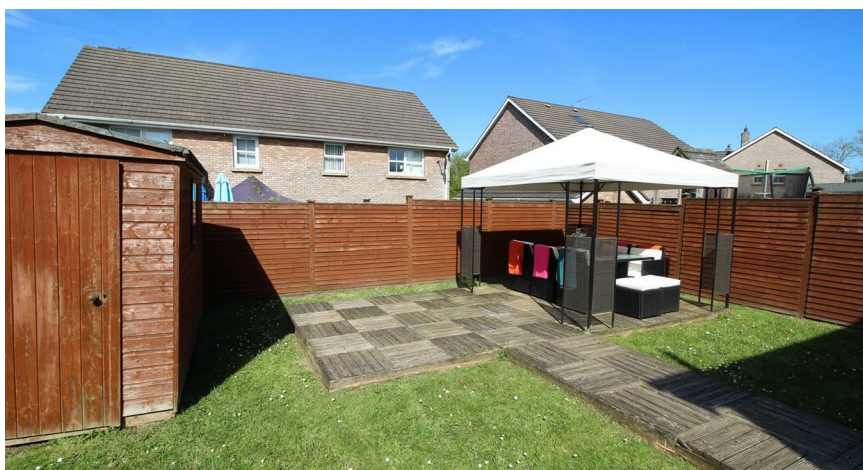
Quality laminate flooring.

## **LUXURIOUS SPACIOUS FAMILY BATHROOM**

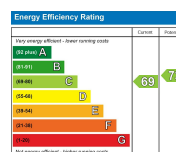
Comprising pedestal wash hand basin. Button flush WC. 1/4 rounded step in shower cubicle. Corner bath. Low voltage lighting. Fully tiled walls.

## **Outside**

Neat well maintained garden to front in lawn screened by wall with ornamental railing. Driveway to side with ample parking to side. Private enclosed garden to rear screen by perimeter fence with feature decked area for family barbeques.



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



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