



## 38 Dermont Crescent, Newtownabbey, BT36 4NZ

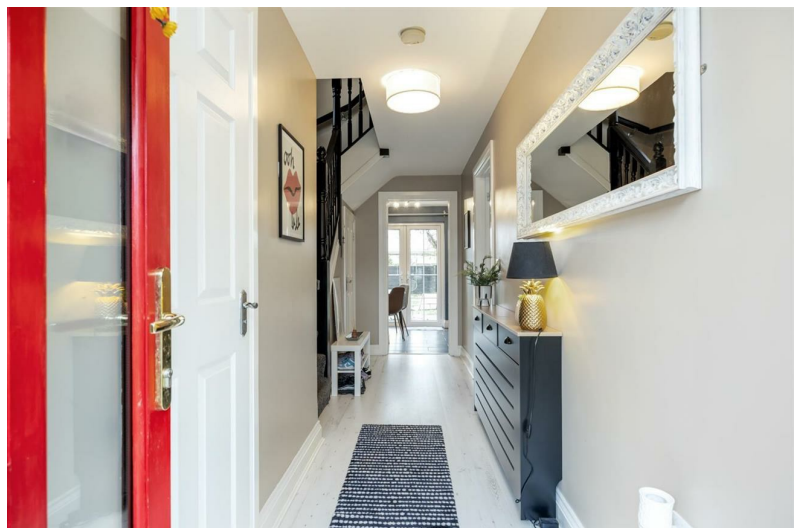
- Spacious Semi Detached Home
- Lounge; Wood Burning Stove
- Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Large, Fully Enclosed, Private Rear Garden
- Three Well Proportioned Bedrooms
- Kitchen Through Dining Room
- Family Bathroom; Furnished Cloakroom
- Private Driveway
- Convenient Location

Offers Over £214,950

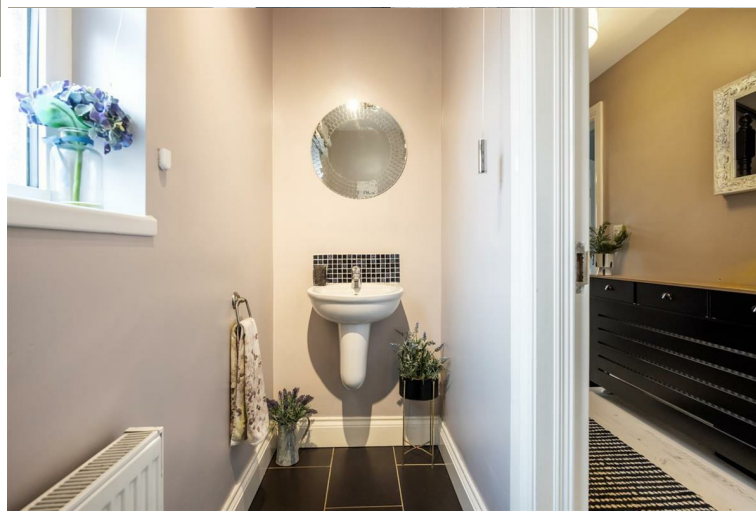
EPC Rating B



Floorplan Is For Illustrative Purposes Only And Is Not To Scale



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Hardwood, glass panelled front door. Wood laminate floor covering. Stairwell to first floor. Access to under stairs store.

#### FURNISHED CLOAKROOM

White, two piece suite comprising semi pedestal wash hand basin and WC. Splashback tiling to sink. Tiled floor.

#### LOUNGE 16'4" x 11'9"

Tiled inglenook recess with cast iron, wood burning stove on granite hearth with timber surround. Twin windows to front elevation. Wood laminate floor covering.





## **KITCHEN THROUGH DINING ROOM 19'8" x 11'1" (wps)**

Modern fitted kitchen with range of high and low level storage units with contrasting, quartz effect, melamine work surface. Stainless steel sink unit with draining bay. Integrated, ceramic hob with stainless steel extractor hood over. Integrated oven and dishwasher. Space for fridge freezer. Space and plumbed for washing machine. Gas fired central heating boiler (housed within matching unit). Splashback tiling to walls. Tiled floor. PVC double glazed, French doors leading to rear garden.

## **FIRST FLOOR**

### **LANDING**

Access to roof space.

### **BEDROOM 1 16'0" x 10'5"**

Twin windows to front elevation.

### **BEDROOM 2 11'4" x 10'5"**

Range of fitted storage units and shelving.

### **BEDROOM 3 8'10" x 8'8"**

Fitted wardrobes, storage units and cabin bed.

### **FAMILY BATHROOM**

White, four piece suite comprising panelled bath, separate, fully tiled shower enclosure, semi pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Part tiling to walls. Tiled floor. Access to shelved hot press.

### **EXTERNAL**

Generous sized, private driveway area, finished in tarmac.

Front garden, finished mainly in lawn.

Tiled entrance canopy.

External lighting.

PVC soffits, fascia and rainwater goods.

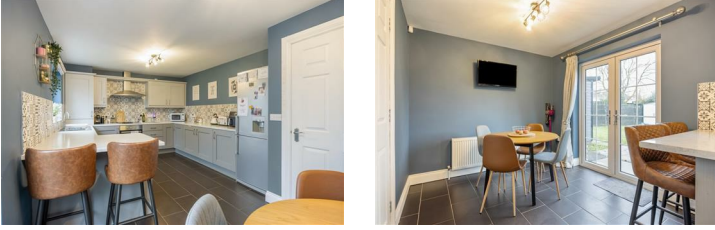
Generous sized, fully enclosed rear garden, finished in lawn and paved patio area.

Outside tap.

## **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.





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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	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 and 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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