

## 24 Dermont Court , Newtownabbey, BT36 4NU

**Offers Around  
£184,950**

We are delighted to offer for sale this attractive and spacious mid townhouse which is located in a very popular development just off the Hydepark Road, Mallusk and will ideally suit the young buyer seeking their first home.

Inside the accommodation comprises; entrance hall with furnished cloakroom, good size lounge with attractive fireplace and open to walnut effect fitted kitchen / diner with built in oven & hob, integrated appliances and PVC double glazed double doors to rear.

Upstairs there are three bedrooms, master ensuite and a separate modern bathroom with white suite.

Other benefits include PVC double glazing and gas heating.

Outside there is allocated parking to front and fully enclosed garden to rear in lawn.

Early viewing recommended !!

# 24 Dermont Court

, Newtownabbey, BT36 4NU



- Mid Townhouse
- 3 Bedrooms
- Good Size Lounge
- Fitted Kitchen / Diner
- Downstairs WC
- White Bathroom Suite
- PVC Double Glazing / Gas
- Courtyard Position

## ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE HALL

Double glazed front door, wood laminate flooring, radiator

#### FURNISHED CLOAKROOM

Low flush wc, pedestal wash hand basin

#### LOUNGE

16'3" x 10'6" (4.95m" x 3.20m")  
Attractive fireplace, cast iron inset, wood laminate flooring, radiator, open to kitchen / diner

#### KITCHEN / DINER

17'5" x 11'9" (5.31m" x 3.58m")  
Range of walnut effect high and low level units, formica worktops, basin and a half stainless steel sink unit, built in stainless steel oven, stainless steel gas

hob, stainless steel extractor fan, integrated fridge / freezer and dishwasher, plumbed for washing machine, wood laminate tile effect flooring to kitchen, wood laminate flooring in dining area, radiator, gas boiler, pvc double glazed double doors to rear

### FIRST FLOOR

#### LANDING

#### BEDROOM 1

14'5" x 8'5" (4.39m" x 2.57m")  
Radiator

#### ENSUITE

Fully tiled shower cubicle, thermostatic shower, semi pedestal wash hand basin, low flush wc, wood laminate tile effect flooring, radiator

### BEDROOM 2

16'1" x 9'11" (4.90m" x 3.02m")  
Radiator, built in wardrobe

### BEDROOM 3

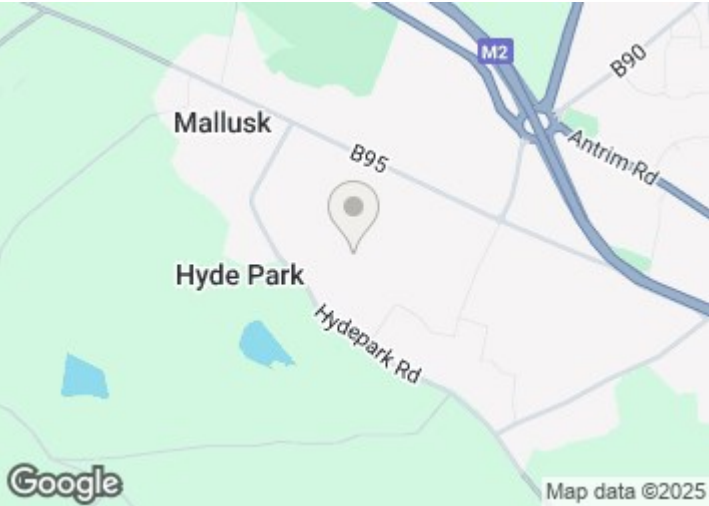
12'11" x 11'9" at widest (3.94m" x 3.58m" at widest )  
Built in wardrobe and radiator

### BATHROOM

White suite comprising panelled bath, pedestal wash hand basin, low flush wc, partly tiled walls, wood laminate tile effect flooring, radiator

### OUTSIDE

Allocated parking to front  
Fully enclosed garden to rear in lawn



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	74
(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





**\*\*Please note that the any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order\*\***

Questions you may have.

WHICH MORTGAGE WILL SUIT ME BEST?

HOW MUCH DEPOSIT WITH I NEED?

WHAT ARE MY MONTHLY REPAYMENTS GOING TO BE?

To answer these and other mortgage related questions contact 02890833295. Your home may be repossessed if you do not keep up your repayments on your mortgage.

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