

5 DERMONT AVENUE

Hydepark Road
Newtownabbey BT36

- Detached Villa
- 4 Beds Master Ensuite
- 2 Reception Rooms
- Modern Kitchen / Diner
- Downstairs WC & Utility
- Modern White Bathroom
- PVC Double Glazing / Gas
- Driveway & Superb Gardens

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

Offers Around £325,000

5 Dermont Avenue

Hydepark Road, Newtownabbey, BT36 4NY



ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Solid oak flooring, radiator

FURNISHED CLOAKROOM

Low flush wc, pedestal wash hand basin, tiled floor, radiator

LOUNGE

16'1" x 11'6" (4.90m" x 3.51m")

Feature fireplace, cast iron inset, wood surround, solid oak flooring, radiator

FAMILY ROOM

11'6" x 9'4" (3.51m" x 2.84m")

Solid oak flooring, radiator

KITCHEN / DINER

24'0" x 9'8" (7.32m" x 2.95m")

Range of high and low level units, formica worktop, stainless steel single drainer sink unit, double range style cooker space, fridge

/ freezer space, plumbed for dishwasher, partly tiled walls, tiled floor, radiator, pvc double glazed sliding patio doors to rear

UTILITY ROOM

9'8" x 5'5" (2.95m" x 1.65m")

Matching low level units, formica worktop, stainless steel single drainer sink unit, gas boiler, plumbed for washing machine, tumble dryer space, partly tiled walls, tiled floor, radiator, double glazed back door

FIRST FLOOR

LANDING

Access to roofspace

BEDROOM 1

12'5" x 11'7" (3.78m" x 3.53m")

Wood laminate flooring, radiator, built in double robes

ENSUITE

Fully tiled shower cubicle, thermostatic shower, pedestal wash hand basin, low flush wc, tiled floor, radiator

BEDROOM 2

13'5" x 9'0" (4.09m" x 2.74m")

Wood laminate flooring, radiator, built in double wardrobe

BEDROOM 3

12'5" x 9'8" (3.78m" x 2.95m")

Wood laminate flooring, radiator

BEDROOM 4

11'6" x 9'8" at widest (3.51m" x 2.95m" at widest)

Wood laminate flooring, radiator

BATHROOM

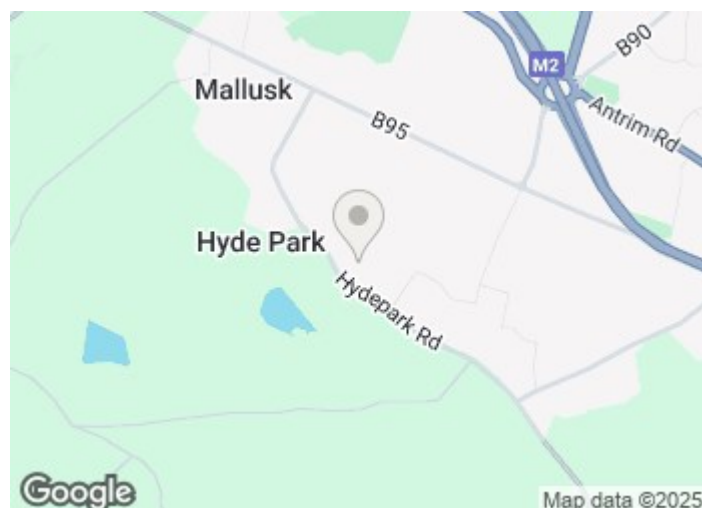
Modern white suite comprising panelled bath, thermostatic shower above, screen, pedestal wash hand basin, low flush wc, partly tiled walls, tiled floor, radiator

OUTSIDE

Tarmac driveway

Garden to front in lawn

Fully enclosed garden to rear in lawn with shrub beds and paved patio area



Directions



Floor Plan

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