

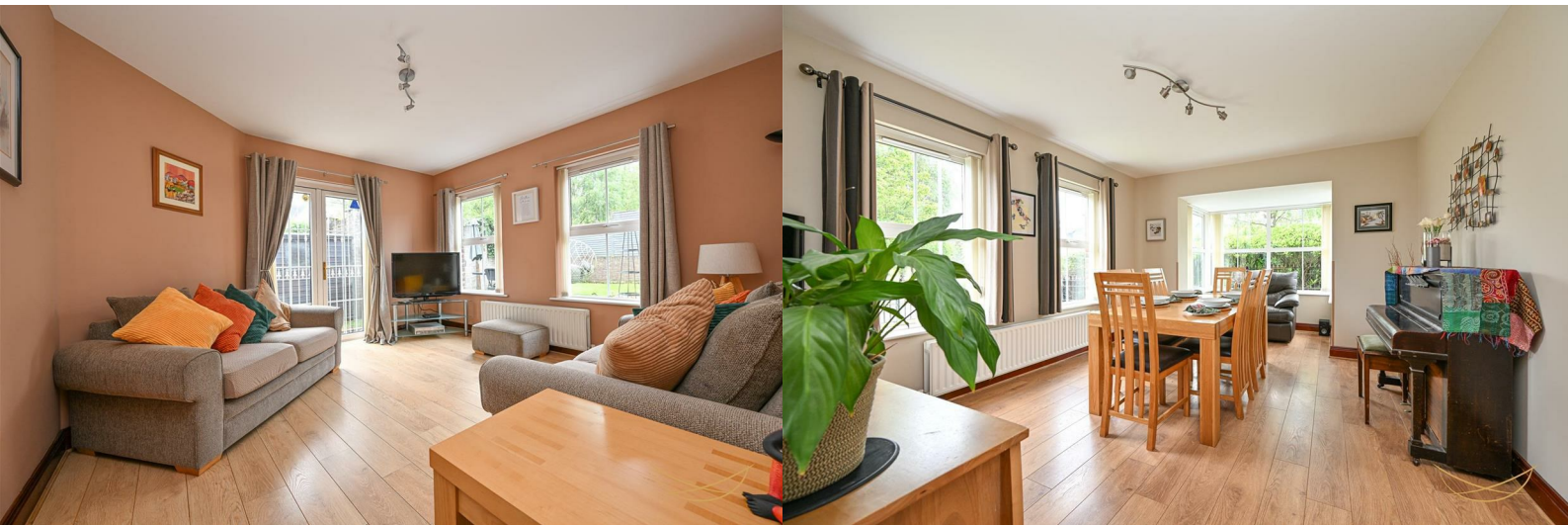


# FOR SALE

## 2 Dermont Crescent

Newtownabbey, BT36 4NZ

Offers over £424,950





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Occupying a generous corner site within a highly sought-after residential development, 2 Dermont Crescent is an exceptional detached family home that presents a rare opportunity to acquire a substantial property in one of Newtownabbey's most desirable locations. Boasting an attractive façade, immaculate presentation and undeniable kerb appeal, this is a home that is sure to impress from the moment you arrive.

Designed with modern family living in mind, the property offers spacious and versatile accommodation throughout. The ground floor features three generous reception rooms, providing excellent space for relaxing, entertaining and everyday family life, alongside a contemporary kitchen with informal dining area, separate utility room and convenient downstairs WC.

On the first floor, four well-proportioned double bedrooms provide ample accommodation for growing families, including two bedrooms with ensuite facilities, complemented by a luxurious four-piece family bathroom suite.

Externally, the home continues to impress with its detached double garage, extensive corner site and beautifully maintained gardens, creating an enviable setting for family living.

Perfectly positioned for commuters, the property benefits from easy access to the M2 motorway network, providing convenient links to Belfast City Centre and surrounding areas. Combining space, style, practicality and a prime location, 2 Dermont Crescent offers a rare opportunity to secure a truly outstanding family home that will appeal to even the most discerning purchaser.

## HALLWAY

16'10 x 10'4 (5.13m x 3.15m)

Georgian uPVC front door with glazed panels. Tiled flooring. Access to storage.

## STORAGE

3'2 x 3'1 (0.97m x 0.94m)

## LOUNGE

16' 8 x 13'6 (4.88m x 4.11m)

Feature electric fire with tiled inset and hearth contrasting wood surround and mantle. Laminate wood flooring.

## DINING ROOM

18'5 x 12' (5.61m x 3.66m)

Feature bay fronted window. Laminate wood flooring.

## FAMILY ROOM

12'1 x 13' (3.68m x 3.96m)

Laminate wood flooring. Patio doors to garden.

## FITTED KITCHEN

11'9 x 16'1 (3.58m x 4.90m)

Newly installed kitchen with a range of high and low level units with contrasting solid wood worktops. Composite sink unit with drainer and mixer taps. Integrated electric hob. Integrated fridge freezer. Integrated extractor fan. Integrated eye level oven and grill. Wine fridge. Integrated dishwasher. Feature ambient lighting. Tiled splashback. Tiled flooring. Recessed spotlights.

## REAR HALL

5'10 x 4'5 (1.78m x 1.35m)

## TOILET

5'10 x 3'6 (1.78m x 1.07m)

White suite comprising low flush W/C. Pedestal wash hand basin with mixer taps. Tiled splashback. Tiled flooring.

## UTILITY

7'4 x 8'5 (2.24m x 2.57m)

Plumbed for tumble dryer and washing machine. Worcester boiler.

## DOUBLE GARAGE

18'5 x 24'4 (5.61m x 7.42m)

Light and power. Roller garage doors. Room for two vehicles and additional workshop. Cavity wall insulation, could be converted to granny annex.

## BEDROOM 1

13'6 x 12' (4.11m x 3.66m)

Built in wardrobes. Laminate wood effect flooring.

Tel: 02893438090

## ENSUITE

8'2 x 4'1 (2.49m x 1.24m)

White suite comprising partially enclosed shower. Pedestal wash hand basin with mixer taps. Low flush W/C. Heated chrome towel rail. Tiled splashback. Tiled flooring.

## STORAGE

4'9 x 2' (1.45m x 0.61m)

## LANDING/ READING AREA

20'10 x 16'5 (6.35m x 5.00m)

Access to roofspace.

## STORAGE

4'9 x 2' (1.45m x 0.61m)

Access to storage.

## BEDROOM 2

11'8 x 11'10 (3.56m x 3.61m)

## ENSUITE

5'9 x 5'1 (1.75m x 1.55m)

White suite comprising fully enclosed electric shower. Low flush W/C. Pedestal wash hand basin with mixer taps. Heated chrome towel rail. Tiled flooring. Tiled splashback.

## BEDROOM 3

13' x 13'7 (3.96m x 4.14m)

## BEDROOM 4

11'11 x 13'7 (3.63m x 4.14m)

## BATHROOM

8'4 x 7'3 (2.54m x 2.21m)

White suite comprising paneled bath with mixer taps. Fully enclosed shower unit. Low flush W/C. Pedestal wash hand basin with mixer taps. Tiled walls. Tiled flooring.

## OUTSIDE

Extensive wrap around garden with laid in lawn bordered by mature shrubbery. Fully enclosed rear garden with lockable gates. Shed. Private gated driveway for multiple vehicles with tarmac finish. Outdoor lighting. Outdoor tap.

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Do you need a mortgage to finance the property? Contact Smart Mortgages on 02893 438092.

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Road Map



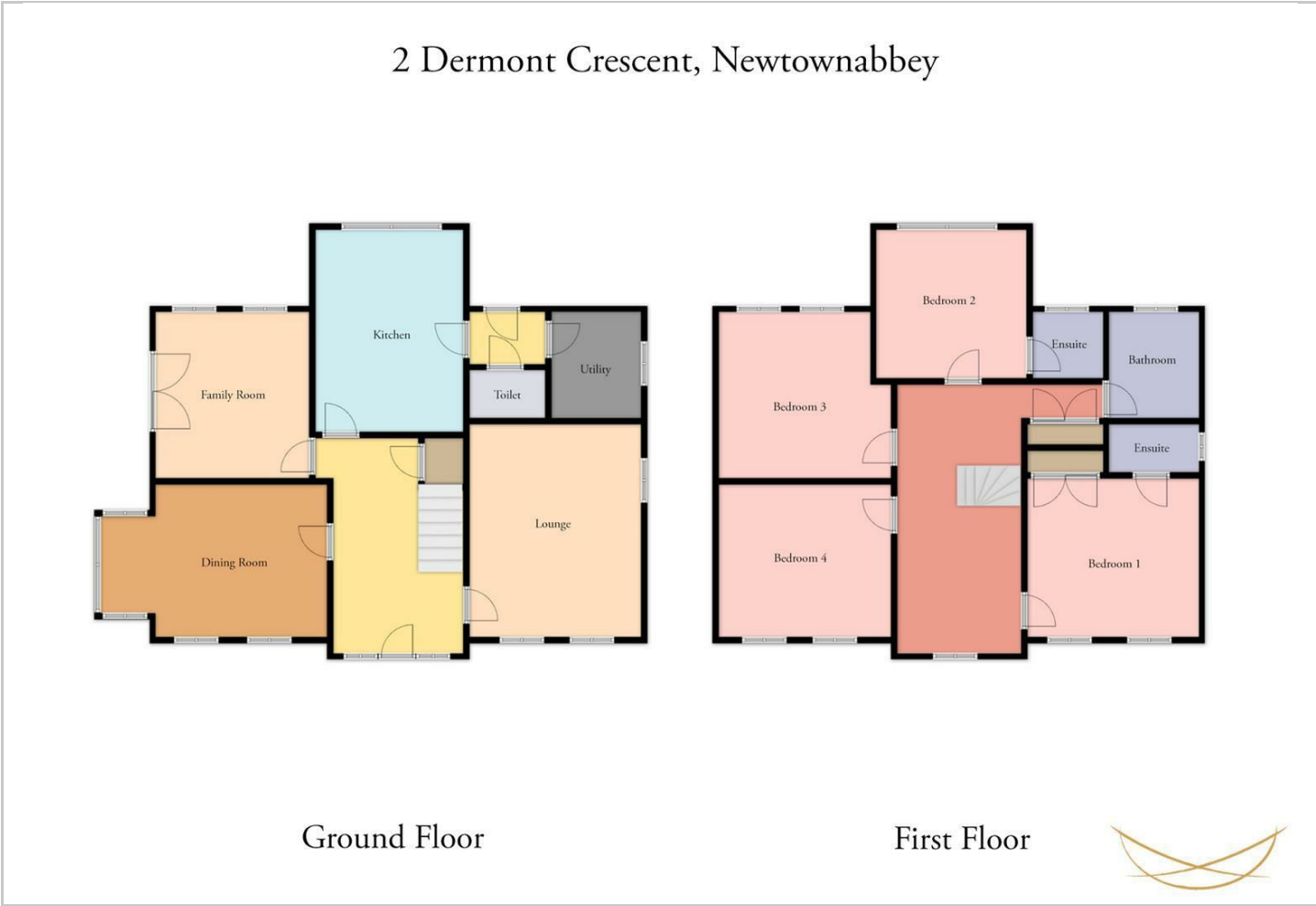
Hybrid Map



Terrain Map



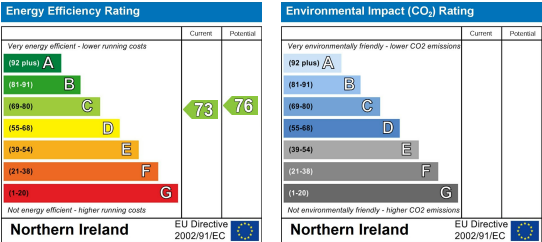
Floor Plan



Viewing

Please contact our Nest Estate Agents Office on 02893438090 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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