

17 Hydepark Manor, Newtownabbey, BT36 4PA



- Attractive Semi-Detached Chalet Bungalow
- Three Well Proportioned Bedroom
- Spacious Lounge
- Separate Dining Room
- Kitchen with Casual Dining Aspect
- Ground Floor Wet Room/First Floor Shower Room
- Detached Garage with Lights and Power
- Private Enclosed Garden to Rear
- PVC Double Glazing/Gas Fired Central Heating
- Highly Sought After Residential Location

PRICE Offers Over £209,950

Situated in a popular established development just off the Hydepark Road in Mallusk. This well presented 3 bedroom semi-detached chalet enjoys a well planned living layout incorporating a spacious lounge, open into dining room, kitchen with casual dining aspect, ground floor wet room and bedroom. The first floor enjoys 2 bedrooms and a shower room. Externally the property further benefits from a large site, with lawn to front, and pebbled driveway to side leading to a detached garage, and an private enclosed garden to rear. An early viewing is 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

Glengormley
9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803

ACCOMMODATION

GROUND FLOOR

PVC double glazed front door with leaded glass inset and side screen into spacious entrance hall with under stairs storage cupboard.

SPACIOUS LOUNGE

16'11" x 10'9" at max (5.18 x 3.3 at max)

Attractive feature exposed brick fireplace with hard wood live edge mantle piece and inset electric fire. Picture style window. Open into:

DINING ROOM

11'1" x 10'9" (3.4 x 3.3)

PVC double glazed sliding doors to rear patio.

KITCHEN WITH CASUAL DINING ASPECT

16'5" x 11'5" at max (5.01 x 3.48 at max)

Equipped with a comprehensive range of high and low level fitted units and contrasting work surfaces. Single drainer stainless steel sink unit with mixer tap. Space for free standing oven with over head extractor fan in pull-out hood. Plumbed for washing machine. Space for tumble dryer. Part tiled walls. Tiled floor. Ample space for casual dining. PVC Double glazed door to rear garden.

GROUND FLOOR WET ROOM

Comprising wet-room shower with thermostatically controlled shower unit, pedestal wash hand basin and a low flush WC. Partially PVC panelled walls.

BEDROOM 3

9'10" x 9'6" (3.01 x 2.9)

FIRST FLOOR

Access to roof space.

BEDROOM 1

18'8" x 10'9" at max (5.7 x 3.3 at max)

Exposed hard wood flooring. Storage to eaves.

BEDROOM 2

12'9" x 11'5" (3.9 x 3.5)

Exposed hard wood flooring. Storage to eaves.

SHOWER ROOM

Comprising fully tiled shower cubicle with thermostatically controlled shower unit, vanity wash hand basin and a low flush WC. Tiled splash back. Velux window.

OUTSIDE

Neat well maintained lawn to front with extensive pebbled driveway to side, leading to detached garage. Ample space for a variety of vehicles.

Private enclosed garden to rear, laid in lawn and screened by mature hedgerow. Stocked with a variety of mature shrubs.

Paved patio area and pebbled walkways.

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

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



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