

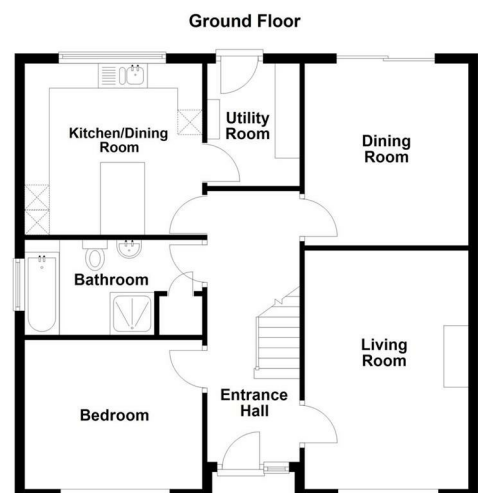


## 30 Hydepark Manor, Newtownabbey, BT36 4PA

- Deceptively Spacious Family Detached
- Five Bed; One+ Rec / Four Bed; Two+ Rec.
- Modern Fitted Kitchen; Utility Room
- Gas Heating; PVC Double Glazing
- Gardens Front, Side and Rear (south facing)
- Adaptable Accommodation
- Kitchen With Informal Dining Area
- Deluxe Bathroom and Shower Room
- Generous Sized Driveway; Garage
- Immaculately Presented Throughout

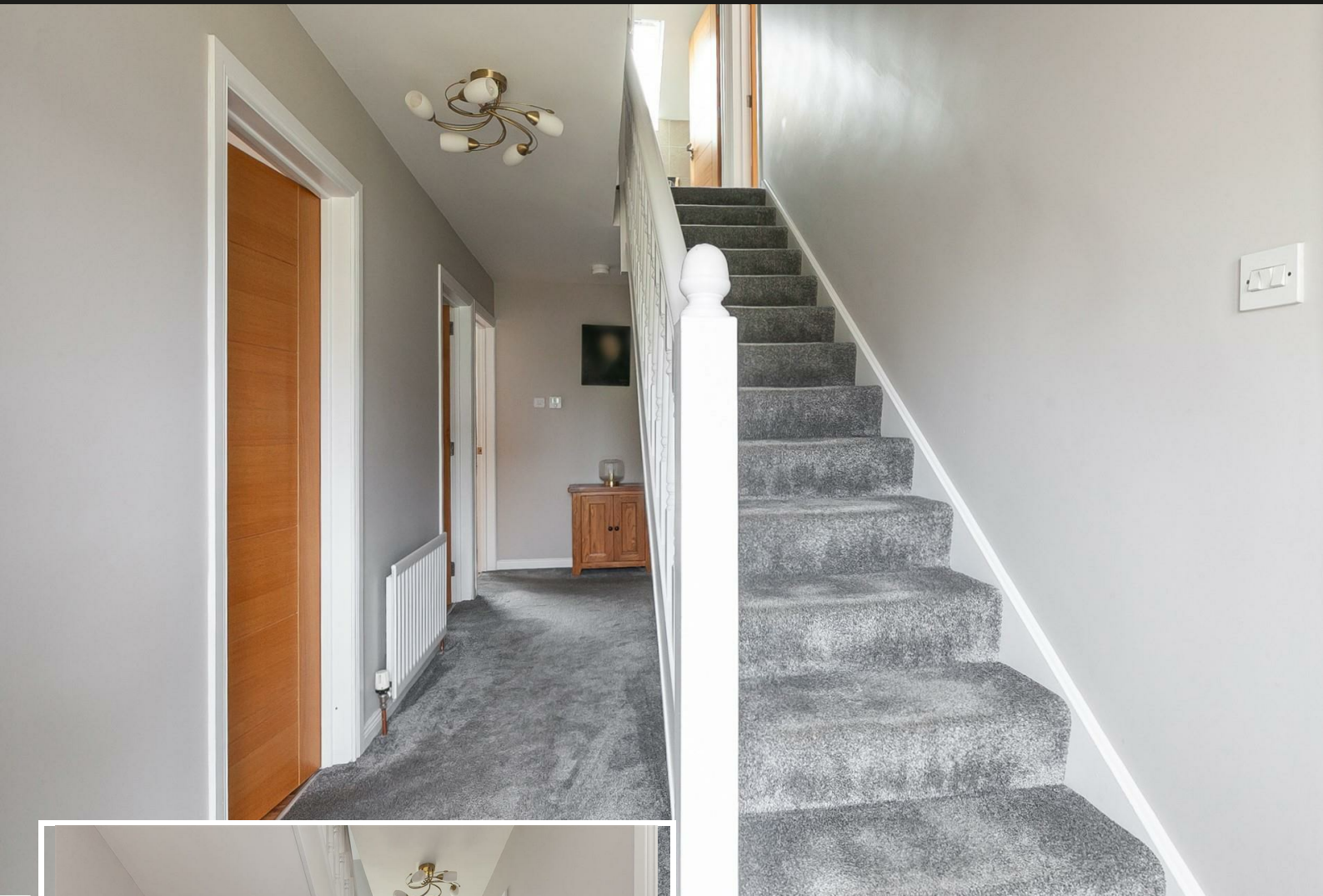
Offers Over £285,000

EPC Rating C



30 Hydepark Manor, Newtownabbey

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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door with matching side screen. Stairwell to first floor.

#### LOUNGE 16'5" x 10'10"

Picture window to front elevation. Focal point fireplace.

#### KITCHEN WITH INFORMAL DINING AREA 11'10" x 11'5"

Modern fitted, high gloss kitchen with range of high and low level storage units with contrasting, granite effect, melamine work surface. Matching breakfast bar area with storage below. Stainless steel 1.5 bowl sink unit with draining bay. Quooker boiling water tap. Integrated, touch screen Neff hob with glass splashback and extractor hood over. Integrated, Neff double ovens. Integrated larder fridge. Integrated dishwasher. Upstands to walls to match work surface. Tiled floor.





## UTILITY ROOM 8'3" x 6'1"

Range of fitted high and low level storage units with contrasting, granite effect, melamine work surface. Plumbed and space for washing machine. Space for tumble dryer. Space for larder freezer. Gas fired central heating boiler. Upstands to walls to match work surface. Access to roof space. Tiled floor. PVC double glazed door to rear garden.

## FAMILY ROOM / BEDROOM 5 11'5" x 10'11"

PVC double glazed, sliding patio door to rear garden.

## DINING ROOM / BEDROOM 4 11'10" x 9'7"

Wood laminate floor covering.

## DELUXE FULLY TILED BATHROOM

Contemporary, four piece suite comprising panelled bath, separate, oversized shower enclosure, vanity unit and concealed cistern WC. Thermostat controlled mains shower unit. Chrome towel radiator. Access to shelved store.

## FIRST FLOOR

### LANDING

Access to roof space.

### BEDROOM 1 15'4" x 10'11"

Access to under eaves storage.

### BEDROOM 2 15'1" x 11'1" (wps)

Access to under eaves storage. Wood laminate floor covering.

### BEDROOM 3 11'9" x 7'4" (wps)

Wood laminate floor covering.

## DELUXE FULLY TILED SHOWER ROOM

Contemporary, three piece suite comprising shower enclosure, semi pedestal wash hand basin and concealed cistern, floating WC. Thermostat controlled mains shower unit. Chrome towel radiator.

## EXTERNAL

Generous sized private driveway finished in tarmac. Double gates leading to further driveway area finished in tarmac. Front gardens finished in lawn, decorative stone and shrubs. Entrance porch. External lighting. Fully enclosed rear garden finished in lawn and range of plants, trees and shrubbery. Outside hot and cold taps. PVC soffits, fascia and rainwater goods.

## MATCHING DETACHED GARAGE 19'3" x 9'9"

Power operated, roller, shutter door. Separate service door to side. Power and light.

## 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.

**Deceptively spacious, detached family home, offering adaptable accommodation and up to five bedrooms, plus matching detached garage, occupying a south facing, cul-de-sac position, within the well sought after Hydepark Manor development, Hydepark Road, Mallusk, Newtownabbey.**

**The property currently comprises entrance hall, lounge, family room/bed 5, dining room/bed 4, kitchen with informal dining area, modern fitted kitchen, utility room, deluxe fully tiled bathroom, three first floor bedrooms, and deluxe fully tiled shower room.**

**Externally, the property enjoys generous sized private driveway, extending to rear via double gates, matching detached garage, and gardens to front, side and rear, finished in lawn and range of plants, trees and shrubbery.**

**Other attributes include gas heating, PVC double glazing, and convenient location.**

**Early viewing highly recommended.**



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>74</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 are 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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