



## 6 Hydepark Lane, Newtownabbey, BT36 4QD

- c.6.56 Acre Smallholding
- Attached Three Bedroom Annex
- Yard; Range Of Outbuildings
- Access Via Hydepark Road
- Convenient Location
- Five Bedroom Detached Bungalow
- Private Driveway; Double Garage
- c.5.16 Acres Of Adjoining Agricultural Land
- Secondary Access Via Boghill Road
- Early Interest Strongly Recommended

Offers Over £450,000

EPC Rating D





6 Hydepark Lane, Newtownabbey, BT36 4QD



## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE PORCH

PVC double glazed front door. Tiled floor. Open arch leading to:

#### KITCHEN THROUGH DINING ROOM 24'4" x 9'6"

Modern fitted kitchen with range of high and low level storage units with contrasting, granite effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Space for range style oven. Separate integrated oven. Space for American style fridge freezer. Splashback tiling to walls. Twin glass fronted display cabinets. Tiled floor.

#### HALL

Tiled floor.

#### UTILITY STORE 8'5" x 6'11"

Fitted storage units. Plumbed for automatic washing machine. Tiled floor.

#### LOUNGE 16'8" x 16'6"

Brick inglenook style fireplace. Herringbone style wood laminate floor covering. PVC double glazed French doors to side.

#### BEDROOM 1 17'10" x 9'3"

Wood laminate floor covering.



**BEDROOM 2 17'10" x 10'7"**

Elevated rural views. Tiled floor.

**BEDROOM 3 12'4" x 11'5"**

Wood laminate floor covering.

**BEDROOM 4 12'3" x 7'5"**

Tiled floor.

**BEDROOM 5 10'8" x 10'7"**

Elevated rural views. Wood laminate floor covering. Fixed stairwell leading to:

**FLOORED ROOF SPACE 10'11" x 10'8"**

Access to under eaves storage. Power, light, double radiator, velux window and wood laminate floor covering.

**DELUXE FAMILY BATHROOM**

Contemporary, four piece suite comprising freestanding bath, separate fully tiled, oversized shower enclosure, floating vanity unit with twin basins and WC. Thermostat controlled mains shower unit with drench shower head. Part tiling to walls. Chrome towel radiator. Tiled floor.

**ANNEX**

**ENTRANCE HALL**

PVC double glazed front door with matching side screen. Wood laminate floor covering. Access to cloakroom, hot press and roof space. Glass panelled doors to lounge and kitchen.

**LOUNGE 16'6" x 12'4"**

Dual aspect windows. Elevated rural views. Cast iron, multi fuel burning stove on granite hearth. Herringbone style timber flooring.

**KITCHEN THROUGH DINING ROOM 21'9" x 11'6" (wps)**

Fitted kitchen with range of high and low level storage units with contrasting, granite effect, melamine work surface. Stainless steel sink unit with draining bay. Oil fired ESSE cooker. Plumbed and space for dishwasher. Space for under counter fridge. Fitted breakfast bar unit. Dual aspect windows. Splashback tiling to walls. Tiled floor. PVC double glazed door to rear garden.

**BEDROOM 1 12'2" x 11'6"**

Elevated rural views.

**BEDROOM 2 11'8" x 11'6"**

Wood laminate floor covering. Link access to main home.

**BEDROOM 3 10'9" x 10'9" (wps)**

Elevated rural views. Wood laminate floor covering.

**DELUXE SHOWER ROOM**

Contemporary, three piece suite comprising fully tiled shower enclosure, floating vanity unit and WC. Thermostat controlled mains shower unit with drench shower head. Splashback tiling to sink. Towel radiator. Tiled floor.

**EXTERNAL**

Private driveway finished in stone.

Tiled entrance porch.

External lighting.

PVC soffits, fascia and rainwater goods.

Adjoining land extending to X acres.

Adjoining yard and range of outbuildings.

Stores 2, 3, 4 and 5 in need of repair/rebuild.

Oil fired central heating boiler.

PVC oil storage tank.

**MATCHING DETACHED DOUBLE GARAGE**







### MAIN BARN 68'10" x 39'4"

Plus roofed external area (21.00m x 5.00m).

### 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.



**Five bedroom detached family bungalow, attached three bedroom annex, double garage, yard, range of outbuildings and agricultural land, extending to c.6.56 acres (total), conveniently located off Hydepark Road, Mallusk, Newtownabbey.**

**The property comprises entrance hall, kitchen through dining room, utility store, lounge, five well-proportioned bedrooms, floored roof space and deluxe bathroom. The attached annex comprises of entrance hall, lounge, kitchen through dining room, three bedrooms, and deluxe shower room.**


**Externally, the property enjoys private driveway, double garage, yard, range of outbuilding, and c.5.16 acres of adjoining agricultural land (with secondary access via Boghill Road).**

**Other attributes include oil heating and PVC double glazing.**

**Early viewing highly recommended to avoid disappointment.**



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	60
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	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

**INVESTORS IN PEOPLE**  
We invest in people Gold

**PRS** Property Redress Scheme

Proudly sponsoring

 **Northern Ireland Children's Hospice**

Awards

**Telegraph**  
**PROPERTY AWARDS 2018**  
in partnership with

**Telegraph**  
**PROPERTY AWARDS 2019**  
in partnership with

**Shortlisted**  
**TheNegotiator Awards 2018**

**Shortlisted**  
**TheNegotiator Awards 2019**

**THE INVESTORS IN PEOPLE AWARDS 2019**  
Finalist

**TheNegotiator**  
**Regional Agency of the Year Northern Ireland**  
**GOLD**

**WE ARE MACMILLAN.**  
CANCER SUPPORT