

122a Hydepark Road, Newtownabbey, BT36 4PZ



- *Detached Cottage*
- *3 Bedrooms/ 1+ Reception*
- *Extensive Private Mature Site*
- *Secluded Semi-Rural 'Convenient Location'*
- *Attached PVC Double Glazed Conservatory*
- *Ground Floor Shower Room*
- *Deluxe 1st Floor Bathroom*
- *Attached Garage*
- *Additional Adjacent Parking Facilities*
- *Oil Fired Central Heating/ Double Glazing*



PRICE Offers Over £159,950

Perfectly positioned just off the Hydepark Road on an extensive mature secluded site. This attractive Detached Cottage ideally will interest the purchaser searching for a home in an unspoilt country location yet only 10minutes drive from Belfast City Centre.

>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

Ballymena
3 Fenaghy Road
BT42 1HW
Tel: (028) 2565 5733

Glengormley
18 Carmoney Road
BT36 6HN
Tel: (028) 9083 0803

Accommodation

Mahogany effect PVC double glazed front door with double glazed side screens into Entrance Hall with tiled floor.

LOUNGE

21'6 x 12'2 (6.55m x 3.71m)

Attractive open fireplace with marble inset and granite surround. Dual window aspect. Country pine panelled ceiling. Sliding double glazed patio doors into:

PVC DOUBLE GLAZED CONSERVATORY

8'4 x 8'4 (2.54m x 2.54m)

PVC double glazed doors to enclosed rear garden.

MEDIUM OAK EFFECT FARMHOUSE STYLE KITCHEN

14'8 x 4'10 (4.47m x 1.47m)

Equipped with a comprehensive range of high and low level units. Integrated oven with 4 ring hob. Concealed extractor fan housed in matching canopy. Franke single drainer stainless steel sink unit. Twin leaded glass display cabinets. Plumbed for dishwasher. Pine panelled ceiling.

UTILITY CUPBOARD

Plumbed for washing machine.

BEDROOM 1

14'8 x 9'4 (4.47m x 2.84m)

GROUND FLOOR SHOWER ROOM

Comprising pedestal wash hand basin. Low flush WC. Step-in shower unit. Fully tiled walls. Tiled floor.

First Floor Landing

Velux style window and access to undereave storage.

BEDROOM 2

12'4 x 9'8 (3.76m x 2.95m)

Fitted twin double wardrobes with matching wardrobe. Velux style window.

BEDROOM 3

12'2 x 12'0 (3.71m x 3.66m)

Built in modern wall to wall 3 bay sliderobe. Access to undereave storage. Velux style window.

CONTEMPORARY MODERN BATHROOM

Comprising panelled bath with shower attachment. Button flush WC. Modern vanity unit. Fully tiled walls. Tiled floor. Velux style window. Large shelved hotpress.

Outside

Extensive mature private site. Gardens laid in lawn to front stocked with variety of shrubs, plants and mature trees. Crazy paved patio/terrace area. Pink stoned parking forecourt with patio area and stoned walkways. Additional crazy paved front parking bay suitable for a variety of uses. Concrete driveway to side with ATTACHED GARAGE 18'4 X 10'4 with power and light. Up and over door. Access to rear.

Paved driveway to side for additional parking. Pedestrian gate providing access to extensive private mature garden in lawn stocked with a variety of mature shrubs, plants and trees. Paved walkways to rear with patio area.

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

Energy Efficiency Rating		Current	Potential
The more energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			

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