

4 Hydepark Court, Newtownabbey, BT36 4PG



- *Modern Detached Villa*
- *3 Bedrooms*
- *1+ Receptions*
- *Modern Shaker Kitchen with Dining Aspect*
- *Utility Room / Furnished Cloakroom*
- *Private Select Mews Style Development*
- *PVC Double Glazed Windows*
- *Private Driveway to Side*
- *Large Hard Landscaped Garden to Rear*
- *Beautifully Presented Throughout*

PRICE Offers Around £124,950

Positioned within a select Mews style cul de sac this modern Detached Villa with ideally suit the young professional couple searching for a home with a well planned living layout and high internal specification at a realistic price. With a high level of interest anticipated 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

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

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

Ground Floor

Front door with double glazed fan light into Entrance Hall. Quality laminate strip flooring extending into:

LOUNGE

14'3 x 9'9 (4.34m x 2.97m)

Attractive polished granite fireplace with matching hearth and painted wooden surround. Piped for gas fire. Dual window aspect.

INNER HALLWAY

Large walk in storage cupboard.

FURNISHED CLOAKROOM

Comprising pedestal wash hand basin with tiled splashback. Button flush WC.

MODERN SHAKER STYLE FITTED KITCHEN/DINING ASPECT

17'4 x 8'9 (5.28m x 2.67m)

Equipped with a comprehensive range of high and low level fitted shaker style units. Single drainer stainless steel sink unit with mixer tap. Integrated under oven with 4 ring gas hob. Overhead extractor fan housed in stainless steel canopy. Complementary wall tiling. Tiled floor. Twin PVC double glazed doors to private enclosed garden.

UTILITY ROOM

7'2 x 5'0 (2.18m x 1.52m)

Fitted with a range of matching shaker style units. PVC double glazed door to side.

First Floor

BEDROOM 1

17'7 x 10'0 (5.36m x 3.05m)

At max.

BEDROOM 2

9'2 x 8'0 (28.04m x 2.44m)

Velux window.

BEDROOM 3

8'0 x 8'0 (2.44m x 2.44m)

Velux window.

DELUXE WHITE BATHROOM SUITE

Comprising 'P' shape bath with fixed curved shower screen and thermostatically controlled shower. Button flush WC. Pedestal wash hand basin with tiled splashback. Tiled floor. Complementary wall tiling. Recessed low voltage lighting.

Outside

Twin private parking bays to side. Large hard landscaped garden to rear screened by external wall and fence. Raised decked area perfect for family barbeques.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	71
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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