

48 Hydepark Manor, Newtownabbey, BT36 4PA



PRICE Offers Over £247,500

Situated in a popular established development just off the Hydepark Road in Mallusk. This well presented 3/4 bedroom extended chalet villa enjoys a well planned living layout incorporating a ground floor master bedroom with walk in wardrobe and contemporary en suite shower room, ground floor family bathroom and kitchen with casual dining area and separate utility. Externally there is an extensive private garden to rear perfect for a range of purchasers. An early viewing is recommended.

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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

- **Impressive Extended Detached Chalet Villa**
 - **3/4 Bedrooms**
 - **2/1+ Receptions**
 - **Ground Floor Single Storey Extension**
- **Modern Luxury Ground Floor Family Bathroom**
- **Master Bedroom With Luxury En Suite & Walk In Wardrobe**
- **PVC Double Glazing / Gas Central Heating**
 - **Popular Convenient Location**
 - **Kitchen With Casual Dining Aspect**
 - **Extensive Private Enclosed Rear Garden**



ACCOMMODATION

GROUND FLOOR

PVC double glazed front door with matching side screen into:

SPACIOUS WELL PRESENTED ENTRANCE HALL 18'4" x 5'10"

Laminate strip flooring

LOUNGE 16'5" x 10'11"

Attractive period style fireplace with painted wooden surround and granite inset and matching hearth. Piped for gas fire. Quality oak flooring

BEDROOM 2 11'9" x 9'6"

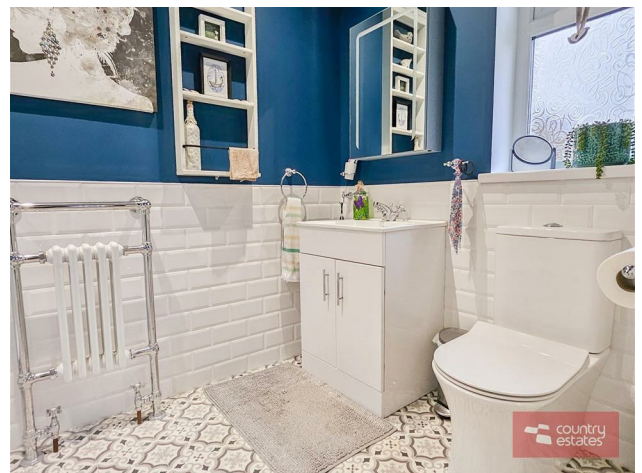
Presently used as study. Quality laminate strip flooring

BEDROOM 1 16'11" x 10'11"

Feature Oxford blue painted panelled accent wall. Walk in wardrobe. Dual window aspect

LUXURY ENSUITE SHOWER ROOM 10'11" x 5'2"

At widest point. Comprising button flush w.c, vanity unit, wash hand basin with mixer tap. Fully tiled shower enclosure with drench style shower and hand shower attachment. Part tiled walls in metro brick.



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

Equipped with a comprehensive range of high and low level fitted units with contrasting worksurfaces. Single drainer stainless steel sink unit with mixer tap. Boasting a range of integrated appliances including oven with separate 4 ring electric hob and overhead extractor fan in matching canopy. Integrated fridge / freezer and dishwasher. Part tiled walls and tiled floor extending into:

UTILITY ROOM 8'2" x 6'0"

Equipped with a range of high and low level fitted units. Plumbed for washing machine. Space for free standing tumble dryer. PVC double glazed door leading to rear gardens

MODERN FAMILY BATHROOM SUITE 11'10" x 6'4"

Comprising low flush w.c, pedestal wash hand basin with mixer tap. Corner rounded panel bath, PVC panelled shower enclosure. Part tiled walls. Chrome towel radiator



FIRST FLOOR

Access to roof space

BEDROOM 3 15'3" x 10'11"

Laminate strip flooring. Built in storage cupboard

BEDROOM 4 18'8" x 15'1"

At widest point. Laminate strip flooring. Built in storage cupboard

BATHROOM 6'2" x 4'2"

Comprising low flush w.c. Vanity unit, wash hand basin with tiled splashback. Velux window

OUTSIDE

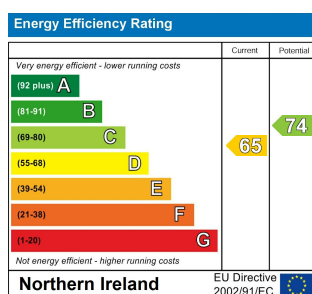
Neat well maintained large garden to front laid in neat lawn. Private driveway providing parking for a variety of vehicles.

Private extensive garden to rear laid in neat lawn and screened by perimeter fence. Garden room / summer house. Private hard landscaped patio / terrace with feature brick wall ideal for evening entertaining and summer barbecues.

Additional private patio with gazebo and covered seating area.

Greenhouse.

GARDEN ROOM / SUMMER HOUSE 10'1" x 9'1" - Cast iron multi fuel stove with tiled hearth. Laminate strip flooring. With covered veranda.



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



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