



151 Mallusk Road, Newtownabbey, BT36 4QN

- Detached Period Family Residence
- Lounge; Kitchen Through Dining Room
- Attached 1.5 Storey Commercial Premises
- Large 1.5 Storey Workshop / Garage
- Renovated & Modernised In Recent Years
- Six Well Proportioned Bedrooms
- Family Bathroom; Shower Room
- Generous Private Driveway And Courtyard
- Low Maintenance Gardens; c.0.5 Acre Site
- Convenient Location; Rural Aspects

Offers Over **£369,950**

EPC Rating D



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PROPERTY DESCRIPTION

ACCOMMODATION

MAIN HOUSE

ENTRANCE HALL

PVC double glazed front door with matching double glazed side screens, Tile effect wood laminate floor covering. Part PVC panelling to walls. Access into family room. Return stairwell leading to first floor.

FAMILY BATHROOM 15'9" x 10'8" (wps)

Four piece suite comprising panelled bath with mixer taps and shower attachment, separate tiled shower enclosure with thermostat controlled shower unit and drench shower head, pedestal wash hand basin and low flush WC. Built in 'Chaleur' infrared sauna, chrome towel radiator. Dual aspect windows. Part PVC panelling to walls. Wood strip lino floor covering. Recessed spotlights.

BEDROOM 1 15'7" x 11'1"

Wood laminate floor covering. Dual aspect PVC double glazed windows.

LOUNGE 14'8" x 14'5" (wps)

Dual aspect PVC double glazed windows. Tile effect lino floor covering. Focal point electric fireplace. Recessed spotlights. Glazed panelled door leading into:



KITCHEN THROUGH DINING ROOM 23'0" x 14'0" (wps)

Modern fitted kitchen with range of high and low level storage units and contrasting wood block effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay and swan neck mixer tap. Separate stainless steel circular sink swan neck mixer tap. Space for range oven and hob with splash back inset behind and extractor canopy over. Space and plumbed for American style fridge freezer. Plumbed for automatic washing machine. Matching breakfast bar island with pull up power sockets within. Splash back tiling to work surface. Separate breakfast bar bench with melamine work surface area. Integrated dresser unit. Gas fired central heating boiler (housed in matching high level unit). Tile effect lino floor covering. PVC double glazed French door leading to gardens. PVC frosted double glazed door leading to driveway area.

UTILITY ROOM 9'11" x 7'2"

Glazed panelled door leading in from kitchen. Tiled effect laminate floor covering. Plumbed for automatic washing machine. Space for tumble dryer. Electricity meter with facility for three phase supply.

REAR HALL

Tile effect lino floor covering. Access to roof space. PVC frosted double glazed door leading to ancillary accommodation.

FIRST FLOOR

LANDING

Access to built in storage cupboard with double doors.

BEDROOM 2 16'1" x 11'3" (wps)

Twin PVC double glazed windows to side elevation.

BEDROOM 3 16'1" x 10'9" (wps)

Twin PVC double glazed windows to side elevation.

ANCILLARY ACCOMMODATION

HALLWAY

Wood strip effect lino floor covering. Access to partially floored roof space via slingsby style ladder. Glazed panelled door leading to garage/store.

SHOWER ROOM 6'0" x 5'5"

White, three piece suite comprising panelled shower enclosure, floating wash hand basin and low flush WC. Electric shower. Wood strip effect lino floor covering.

BEDROOM 4 11'6" x 9'8" (wps)

GARAGE / STORE 15'5" x 15'0"

PVC double glazed door with matching side screen to front elevation. Triple aspect PVC double glazed windows. Power and light.

PARTIALLY FLOORED ROOF SPACE 72'5" x 10'5"

Part floored. Power and light.

REAR HALL

Glazed panelled door providing link access to ancillary accommodation hallway. Wood laminate floor covering. Recessed spotlights. PVC double glazed French doors leading to driveway area.

BEDROOM 5 12'9" x 10'9"

Wood laminate floor covering. Recessed lighting.

BEDROOM 6 15'0" x 11'3"

Wood laminate floor covering. Recessed lighting.

ATTACHED COMMERCIAL PREMISES

PVC double glazed door accessed from driveway area.

MAIN STUDIO / RETAIL UNIT 20'8" x 15'4" (plus recess)

Integrated shelving and hanging space. Wood laminate floor covering to main studio with tiled floor to entrance. Power and light. Hidden stairwell leading to first floor.

FIRST FLOOR

STUDIO / OFFICE 24'2" x 14'11"

Timber sheeted flooring. Alarm panel. Two velux windows. Power and light.





ATTACHED GARAGE / WORKSHOP 62'10" x 16'6" (wps)

PVC double glazed French doors accessed from driveway. Separate timber service door. PVC double glazed windows. Alarm panel. Generous electrical specification and lighting. Office / store partitioned to rear. Timber stairwell leading to first floor.

FIRST FLOOR

OFFICE / STORE 48'7" x 13'3" (wps)

Timber sheeted flooring. Three velux windows. Generous electrical specification and lighting.



Stunning detached period family residence encompassing ancillary accommodation, attached commercial premises, and workshop/garage, occupying a prime c.0.5 acre site nestled on the periphery of Mallusk enjoying rural surroundings, whilst being located only a short commute from Belfast, surrounding towns, local amenities, and a wide array of excellent schools. The property offers both generous and adaptable accommodation, and has been sympathetically renovated in recent years to an exceptional specification throughout.

The main family home comprises entrance hall, spacious lounge, modern fitted kitchen through dining room, utility room, three well proportioned bedrooms, and family bathroom with four piece suite and built in infrared sauna. Accessed via a linked hallway, the property offers further accommodation encompassing three double bedrooms, shower room, and garage/store.

Situated on the site and adjoining the main dwelling, the property benefits from a self contained, 1.5 storey commercial premises finished to an exacting standard, in addition to a large, 1.5 storey workshop/garage which provides the opportunity for additional residential or commercial accommodation (subject to necessary approvals and planning).

Externally the property enjoys low maintenance gardens finished in stoned patio areas, covered sun terrace, brick built barbecue, timber garden shed with light and power, greenhouse, and array of plants, trees and shrubbery.



Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 63 | 65 |
| (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 and 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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