



## 41 HYDEPARK MANOR

Newtownabbey BT36

4PB

- Detached Chalet Villa
- 4 Bedrooms
- 2 Receptions
- Fitted Kitchen
- Utility & Downstairs WC
- White Bathroom Suite
- PVC Double Glazing & Gas
- Garage & Gardens

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>Northern Ireland</b>                     |  | EU Directive 2002/91/EC |           |

**Offers Over £245,000**

# 41 Hydepark Manor

, Newtownabbey, BT36 4PB



## ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE HALL

PVC double glazed front door with glazed side panel, solid wood flooring, stairs to first floor landing.

#### LOUNGE

14'3" x 9'9" (4.34m" x 2.97m")  
Feature fireplace with gas fire, wood laminate flooring

#### BEDROOM 4 /FAMILY ROOM

17'9" x 10'5" (5.41m" x 3.18m")  
Solid wood flooring

#### DINING ROOM

13'6" x 9'9" (4.11m" x 2.97m")  
Wood laminate flooring

#### KITCHEN

17'6" x 10'1" (5.33m" x 3.07m")  
Range of high- and low-level units, formica

worktop, stainless steel sink unit, cooker space, stainless steel extractor fan, integrated dishwasher, fridge space, breakfast bar for casual dining, partly tiled walls, tiled floor, sliding patio door to garden.

#### UTILITY ROOM

11'01" x 8'9" (3.38m" x 2.67m")  
Range of low level units, formica worktop, plumbed for washing machine, fridge space, tiled floor, pvc door to garden and access to downstairs w/c & garage

#### WC

Low flush wc, pedestal wash hand basin, tiled floor.

### FIRST FLOOR

#### LANDING

Access to roofspace

#### BEDROOM 1

16'3" x 8'9" (4.95m" x 2.67m")  
Wood laminate flooring, mirrored sliderobes.

#### BEDROOM 2

13'10' x 10'7" (4.22m' x 3.23m")  
Wood laminate flooring, built in wardrobe

#### BEDROOM 3

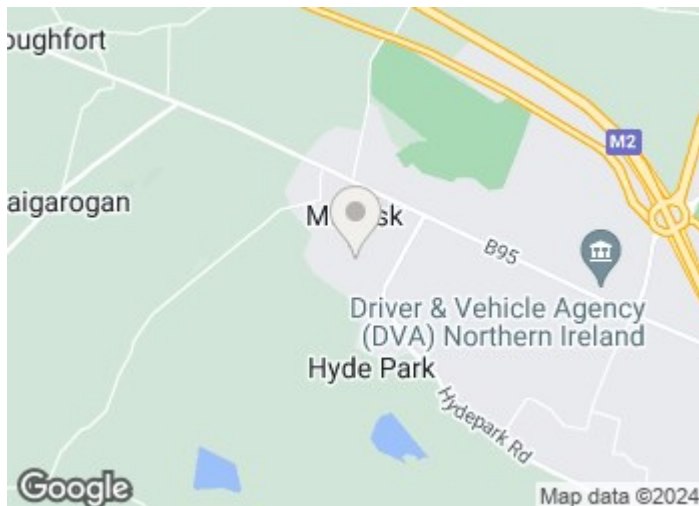
12'8" x 11'2" (3.86m" x 3.40m")  
Wood laminate flooring, under eaves storage

#### BATHROOM

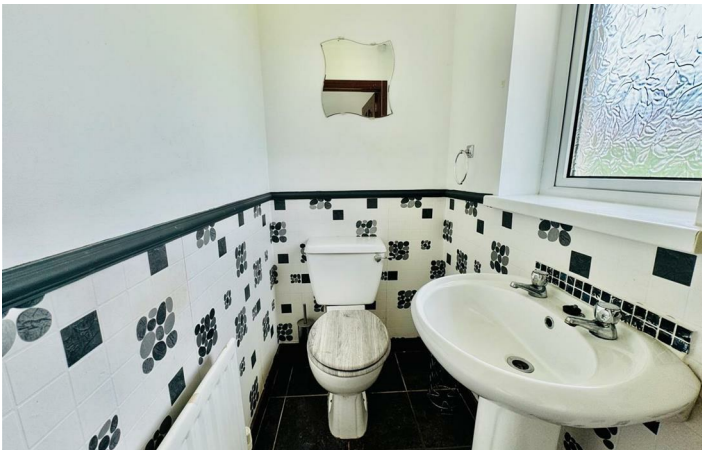
Pedestal wash hand basin, low flush wc, corner bath, enclosed shower

#### GARDEN

Ample driveway leading to an integral garage with gas boiler  
Garden to front and side in lawn.  
Fully enclosed garden to rear in lawn with patio area



## Directions



# Floor Plan

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