



41 Hydepark Manor Mallusk, Newtownabbey, BT36 4PB

**Offers Over
£245,000**

We are delighted to offer for sale this superbly appointed detached family home enjoying a prominent position in this sought after development just off Hydepark Road, Mallusk and will ideally suit the growing family.

The accommodation comprises entrance hall, lounge with feature fireplace piped for gas fire, family room / bedroom 4, dining room, fitted kitchen with space for appliances, utility room with access to garage and downstairs WC.

On the first floor there are three good sized bedrooms and a separate family bathroom with a white four-piece suite.

Other benefits include PVC double glazing and gas heating.

Outside there is an ample driveway leading to an integral garage, garden to front / side in lawn, and a superb fully enclosed garden to rear in lawn with paved patio area.

Early viewing recommended!!

41 Hydepark Manor

Mallusk, Newtownabbey, BT36 4PB



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

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

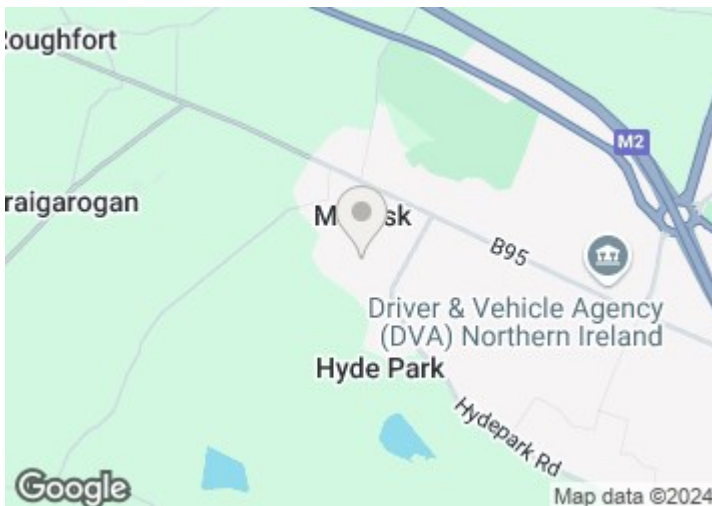
12'8" x 11'2" (3.86m" x 3.40m")
Wood laminate flooring, under eaves storage

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



****Please note that the any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order****

Questions you may have.

WHICH MORTGAGE WILL SUIT ME BEST?

HOW MUCH DEPOSIT WITH I NEED?

WHAT ARE MY MONTHLY REPAYMENTS GOING TO BE?

To answer these and other mortgage related questions contact 02890833295. Your home may be repossessed if you do not keep up your repayments on your mortgage.

UPS Financial Services Limited is an Appointed Representative of Stonebridge Mortgage Solutions Ltd, which is authorised and regulated by the Financial Conduct Authority, Registered Business Address:

UPS Financial Services LTD, 132 Great Victoria Street, Belfast, Co Antrim, N Ireland, BT2 7BG | Company Number NI621521 | Registered in Northern Ireland

H110837

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYMENA
028 2565 7700

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAUSEWAY COAST
0800 644 4432

CAVEHILL
028 9072 9270

DOWNPATRICK
028 4461 4101

FORETSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



Keith Larmour trading under licence as Ulster Property Sales (Glengormley)
©Ulster Property Sales is a Registered Trademark