



11 Hydepark Mews Mallusk, Newtownabbey, BT36 4SE

**Offers Over
 £235,000**

We are delighted to offer for sale this well presented semi detached villa located in a very popular location just off the Mallusk Road and will suit a variety of purchaser.

Inside the accommodation comprises; tiled entrance hall with furnished cloakroom, lounge with wood laminate flooring and a spacious modern fitted kitchen / diner with built in oven & hob, integrated appliances and open to a sunroom with PVC double glazed double doors to rear.

Upstairs there are three bedrooms, master with ensuite and a separate modern bathroom with white suite

Other benefits include PVC double glazing and gas heating.

Outside there is a tarmac driveway, garden to front in lawn and a fully enclosed garden to rear in lawn with paved patio area.

Early viewing recommended !!

11 Hydepark Mews

Mallusk, Newtownabbey, BT36 4SE



- Semi Detached Villa
- 3 Bedrooms Master Ensuite
- Lounge & Sunroom
- Modern Kitchen / Diner
- Modern White Bathroom
- Downstairs WC
- PVC Double Glazing & Gas
- Driveway & Gardens

ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Composite front door with matching double glazed side panels, tiled floor, stairs to first floor.

LOUNGE

17'4" x 11'10" (5.28m" x 3.61m")

Wood laminate flooring

FURNISHED CLOAKROOM

Semi pedestal wash hand basin, low flush wc, tiled floor.

KITCHEN / LIVING / DINING

24'6 x 18'11 at widest (7.47m x 5.77m at widest)

Modern kitchen with range of units, formica worktop, stainless steel basin 1/2 sink unit, stainless steel oven, stainless

steel four ring gas hob, stainless steel extractor fan, integrated fridge and freezer, integrated washing machine, gas boiler, partly tiled walls, tiled floor, double glazed patio doors to garden.

FIRST FLOOR

LANDING

Access to floored roofspace.

BEDROOM 1

15'3" x 11'10" (4.65m" x 3.61m")

Wood laminate flooring.

ENSUITE

Semi pedestal wash hand basin, low flush wc, walk in shower cubicle with thermostatically controlled shower, chrome towel radiator, tiled floor.

BEDROOM 2

11'4" x 8'3" (3.45m" x 2.51m")

Wood laminate flooring.

BEDROOM 3

11'5" x 11'6" (3.48m" x 3.51m")

Wood laminate flooring.

BATHROOM

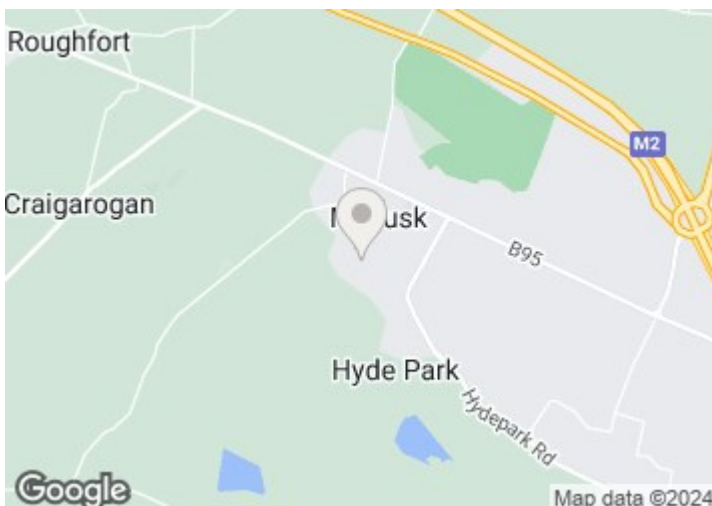
Modern family bathroom with three-piece suite comprising; vanity unit, low flush wc, panelled bath with shower above, glass shower screen, chrome heated towel rail, partly tiled walls, tiled floor.

OUTSIDE

Tarmac driveway to side offering ample off road parking.

Low maintenance garden to front in lawn.

Fully enclosed garden to rear in lawn with paved 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.

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