



## 4 Hazeldene Park, Newtownabbey, BT36 7NY

- Detached Family Home
- Lounge; Separate Family/Dining Room
- Bathroom; Separate Cloakroom With WC
- Private Driveway; Foundations For Garage
- Views Towards Knockagh and Belfast Lough
- Four Well Proportioned Bedrooms
- Modern Fitted Kitchen
- Oil Heating; PVC Double Glazing
- Gardens Front And Rear
- Recently Renovated; Convenient Location

Offers Over £199,950

EPC Rating E







## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE PORCH

PVC double glazed front door with matching, twin side screens. Quarry tiled floor. Glass panelled door leading to:

#### ENTRANCE HALL

Wood laminate floor covering. Feature height ceilings. Stairwell to first floor. Access to under stairs store with light and power.

#### LOUNGE 20'4" x 12'0"

Dual aspect windows, enjoying view towards Belfast Lough. Decorative tiled fireplace with matching hearth and timber surround. Wood laminate floor covering.

#### FAMILY ROOM / DINING ROOM 12'0" x 10'9"

Wood laminate floor covering.



## **KITCHEN 12'8" x 7'9"**

Modern fitted kitchen with range of high and low level storage units with contrasting, wood block effect, melamine work surface. Stainless steel sink unit with draining bay. Integrated, touch screen, ceramic hob. Integrated oven. Space for fridge freezer. Original Terrazzo floor. PVC double glazed door to rear porch.

## **FIRST FLOOR**

### **LANDING**

Feature window to half landing with view towards Knockagh. Access to roof space.

### **BEDROOM 1 12'0" x 11'3" (wps)**

Views towards Knockagh. Wood laminate floor covering.

### **BEDROOM 2 11'3" x 10'10"**

View towards Knockagh. Wood laminate floor covering.

### **BEDROOM 3 11'0" x 8'8"**

Views towards Belfast Lough. Wood laminate floor covering.

### **BEDROOM 4 9'6" x 8'8"**

View towards Belfast Lough. Wood laminate floor covering.

## **BATHROOM**

White, two piece suite comprising bath and pedestal wash hand basin. Electric shower unit and glass shower screen over bath. Fully panelled walls. Access to hot press. Chrome towel radiator. Tile effect laminate flooring.

## **SEPARATE WC**

White low flush WC Fully panelled walls. Tile effect laminate flooring.

## **EXTERNAL**

Private driveway area, finished in tarmac.  
Front garden, finished in lawn, trees and hedgerow.  
PVC soffits, fascia and rainwater goods.  
Rear garden finished in lawn.  
Rear porch with built in store encompassing light and power.  
Foundations in situ for detached garage.  
Oil fired central heating boiler.  
PVC oil storage tank (screened).  
External lighting.  
Outside tap.

## **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**







Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.



**Immaculately presented, recently renovated, four bedroom, two reception, detached family home with private driveway and generous sized rear garden, located within the popular and conveniently positioned Hazeldene Park, situated off Whitewell Road, Newtownabbey.**

**The property comprises entrance porch, entrance hall, lounge with decorative tiled fireplace, separate family/dining room, modern fitted kitchen, four well proportioned first floor bedrooms, bathroom with white two piece suite, and separate cloakroom with WC.**

**Externally the property enjoys private driveway area, finished in tarmac, front garden, finished in lawn, trees and hedgerow, rear garden finished in lawn, and foundations in situ for detached garage.**

**Other attributes include oil fired central heating, PVC double glazing and views towards Belfast Lough and Knockagh.**

**Early viewing highly recommended to avoid disappointment.**



### 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>		<b>58</b>
(39-54) <b>E</b>	<b>44</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	

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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