

43 Hydepark Road, Newtownabbey, BT36 4PY



PRICE Offers Over £329,950

Positioned on an extensive mature private site extending to Circa 0.3 acres, this impressive semi-detached family home enjoys a spacious versatile living layout. Benefitting from 5 well proportioned bedrooms, with master suite including luxury en suite shower room, 3+ receptions, contemporary fitted kitchen/dining layout, separate utility room, four piece family bathroom suite and ground floor furnished cloakroom. Externally the property enjoys extensive gardens laid mostly in neat well maintained lawn. Further enjoying an integral garage, shed, lawnmower store, large covered outdoor pergola with kitchenette, workshop with double doors and gold gravel seating area. With a high level of interested anticipated, an early viewing is highly recommended.

>Sales >New Homes >Commercial >Rentals >Mortgages

Antrim
12 Church Street
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803

- **Impressive Semi-Detached Family Home**
- **5 Bedrooms**
- **3+ Receptions**
- **Contemporary Fitted Kitchen/Dining Aspect**
- **Separate Utility**
- **Modern Four Piece Family Bathroom Suite**
- **Master Bedroom with Ensuite Shower Room**
- **Extensive Mature Gardens**
- **Gardens Featuring Large Covered Pergola, Seating Area, Work Shop and Integral Garage**
- **Oil Fired Central Heating/PVC Double Glazing**



ACCOMMODATION

GROUND FLOOR

PVC double glazed front door with leaded glass inset into:

ENTRANCE HALL

12'1" x 10'9" (3.68m x 3.28m)

Spacious, well presented reception style entrance hall. Ceramic floor tiling. Under stairs storage cupboard.

FAMILY ROOM

14'9" x 10'9" (4.50m x 3.28m)

Attractive feature inglenook style fireplace with cast iron wood burning stove.



SUPERB SUN LOUNGE

14'9" x 10'9" (4.50m x 3.28m)

PVC double glazed. Recessed lighting.

LOUNGE

13'5" x 11'9" (4.09m x 3.58m)

Ceramic floor tiling. Picture style window. Open into:

CONTEMPORARY KITCHEN/DINING ASPECT

17'8" x 16'4" (5.38m x 4.98m)

Equipped with a comprehensive range of high and low level fitted units with contrasting butcher block effect work surfaces and upstands. One and a half bowl single drainer stainless steel sink unit with swan neck mixer tap. Equipped with an integrated oven, separate four ring electric hob, over head extractor fan and glazed splashback. Plumbed for dishwasher. Space for free standing American style fridge freezer. Ceramic floor tiling. Velux window.

UTILITY

15'8" x 5'2" (4.78m x 1.57m)

Equipped with a range of high and low level shaker style fitted units and contrasting work surfaces. Single drainer stainless steel sink unit with monobloc tap. Plumbed for washing machine. Space for tumble dryer. Velux window.

FURNISHED CLOAKROOM

Comprising pedestal wash hand basin with tiled splash back and a low flush WC. Tiled floor.



PORCH

PVC double glazed door to garden. Tiled floor.

FIRST FLOOR

Landing with Velux window.

MASTER BEDROOM

16'4" x 15'1" at max (4.98m x 4.60m at max)

Built in storage units. Dual window aspect. Dual Velux windows.



LUXURY ENSUITE SHOWER ROOM

Comprising fully tiled quarter rounded shower cubicle with electric shower unit, pedestal wash hand basin with monobloc tap and a button flush WC. Chrome towel radiator.

BEDROOM 2

15'5" x 11'1" (4.70m x 3.38m)

Feature victorian style ceiling rose. Dual window aspect.

BEDROOM 3

10'9" x 7'2" (3.28m x 2.18m)



DELUXE FOUR PIECE FAMILY BATHROOM SUITE

Comprising panel bath with telephone hand shower attachment, fully tiled shower enclosure with thermostatically controlled shower, pedestal wash hand basin and low flush WC. Tiled floor. Recessed lighting.

SECOND FLOOR

Landing with Velux window.

BEDROOM 4

14'4" x 13'1" at max (4.39m x 3.99m at max)

Velux window.

BEDROOM 5

9'6" x 8'5" (2.90m x 2.59m)

Quality laminate flooring. Presently used as home office/study.

OUTSIDE

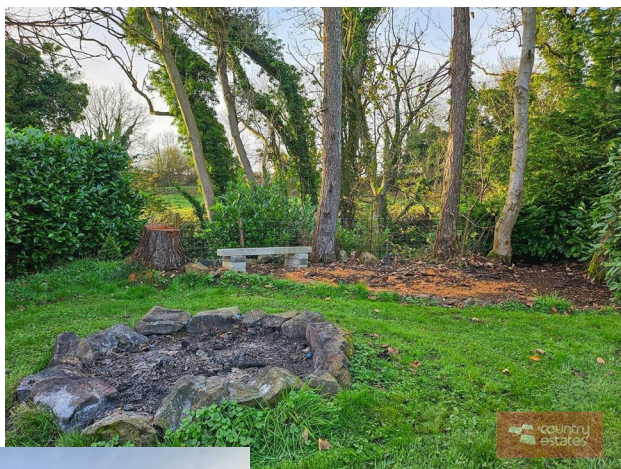
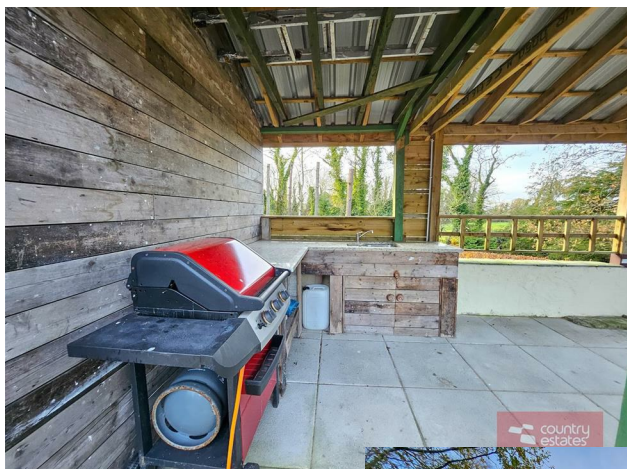
Pebbled driveway to front with ample space for a variety of vehicles.

Extensive mature gardens, screened by a variety of mature hedgerow. Laid mostly in neat, well maintained lawn with gold gravel seating area.

Large covered outdoor wood pergola with kitchenette. Featuring granite work surfaces and equipped with a single drainer stainless steel sink unit and monobloc tap, perfect for evening entertainment. Integral outdoor lawnmower shed.

Workshop (16'8" x 8'10") Power and light. Wooden double doors.

Integral garage (16'8" x 9'6") Power and light. Mezzanine for storage.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(61-81) B		
(69-80) C		
(55-68) D	59	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Northern Ireland EU Directive 2002/91/EC

IMPORTANT NOTE TO ALL PURCHASERS: We have not tested any of the systems or appliances at this property.



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