COLIN GRAHAM RESIDENTIAL

319 Antrim Road
Newtownabbey BT36 5DY

T: 028 90 832 832
colingrahamresidential.com



122 Hydepark Road, Newtownabbey, BT36 4PZ

- Farmhouse Style Detached
- Conservatory Extension To Rear
- Utility; Two Bathrooms
- Private Driveway
- Rural Aspect To Rear
- Four Bedroom; Four+ Reception
- Modern Fitted Kitchen
- Oil Heating; Double Glazing
- Front & Side Gardens
- Convenient Location

Offers Over £295,000

EPC Rating E





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE PORCH
Glass panelled front door. Tiled floor. Glass panelled door leading to:

ENTRANCE HALL
Tiled floor. Stairwell to first floor.

LOUNGE 15'9" x 13'10"
Open fire in tiled fireplace with timber surround. Wood laminate floor covering.

DINING ROOM 14'0" x 9'8"
Glass panelled French doors and glass block feature walls. Wood laminate floor covering.

STUDY 15'9" x 7'1"
Wood laminate floor covering.

FAMILY ROOM 16'8" x 11'8"
Cast iron wood burning stove on slate hearth. Wood laminate floor covering. Open arch to kitchen. Glass panelled French doors leading to:

CONSERVATORY 26'2" x 9'3"
Rural views to rear. Power, light and twin radiator. Wood laminate floor covering. PVC double French doors to rear garden.







KITCHEN 12'4" x 11'8"

Modern fitted kitchen with range of high and low level storage units with contrasting solid quartz work surface. Matching island unit with breakfast bar area. Inlaid 1.5 bowl sink unit. Coal fired Rayburn oven with extractor hood over. Integrated touch screen ceramic hob with solid quartz splash back and extractor hood over. Integrated oven, microwave oven and dishwasher. Splash back tiling to walls. Tiled floor.

WALK IN STORE

Tiled floor.

UTILITY ROOM 11'4" x 7'8"

Range of fitted storage units with contrasting granite effect melamine work surface. Stainless steel sink unit with draining bay. Plumbed for automatic washing machine. Space for fridge freezer. Oil fired central heating boiler. Tiled floor. Hardwood glass panelled door to rear garden.

BATHROOM

White three piece suite comprising panelled bath, vanity unit and WC. Electric shower and glass shower screen over bath. Chrome towel radiator. Part tiling to walls. Tiled floor.

FIRST FLOOR

LANDING

BEDROOM 1 16'10" x 12'4"

Dual aspect windows. Elevated rural views to rear. Vanity unit. Wood laminate floor covering.

BEDROOM 2 15'10" x 11'3"

Rural views to rear. Wood laminate floor covering. Access to roof space.

BEDROOM 3 15'8" x 9'6"

Wood laminate floor covering.

BEDROOM 4 11'1" x 8'6"

Wood laminate floor covering.

DELUXE FULLY TILED BATHROOM

Contemporary white four piece suite comprising whirlpool style corner bath, separate steam shower cabin with body jet system, pedestal wash hand basin and WC. Chrome towel radiator.

EXTERNAL

Private driveway.
Front and side gardens finished in lawn and shrubs.
Rear finished in brick pavior patio area and decorative stone.

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.

CUSTOMER DUE DILIGENCE

As an estate agency, we are legally required to verify the identity of every vendor and purchaser involved in a property transaction. This is required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and applies to all estate agents in the United Kingdom.

These checks are carried out on our behalf by a third-party provider (Credas). A charge of £25+VAT (£30) per person applies. For example, a couple would pay £50+VAT (£60).

The fee is non-refundable. We are unable to proceed with the transaction until all checks have been completed.





Any information you provide will be used only to meet our legal obligations and will be handled in line with UK data protection law.



Generous sized, four bedroom, four+ reception, farmhouse style detached home, enjoying delightful rural views to rear, situated off the Hydepark Road, Mallusk, Newtownabbey.

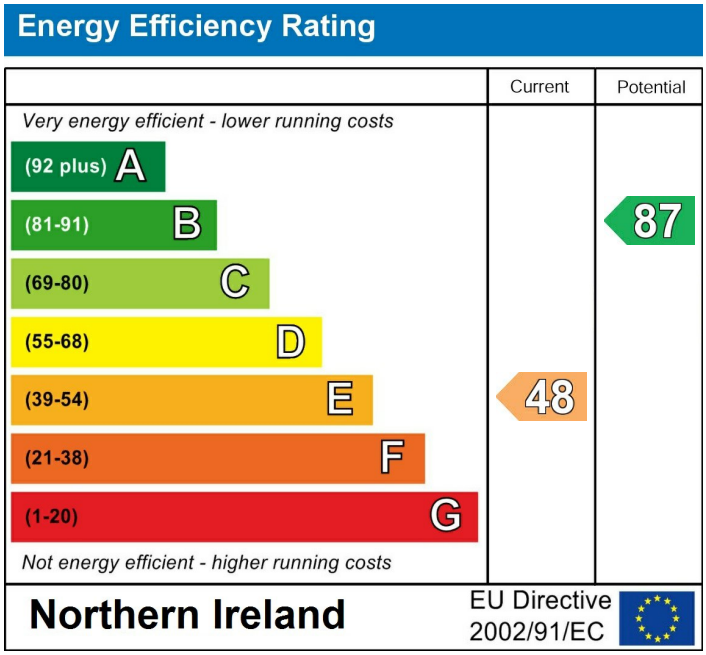
The property comprises entrance porch, entrance hall, lounge, dining room, study, family room, conservatory, modern fitted kitchen, utility room and bathroom to ground floor level, with four double bedrooms and deluxe fully tiled bathroom found on first floor level.

Externally, the property enjoys private driveway area and front and side gardens, finished in lawn, brick pavior, decorative stone and shrubs.

Other attributes include oil heating, double glazing, convenient location, and open aspect to rear.

Early interest highly recommended.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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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Shortlisted TheNegotiator Awards 2019

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