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**1 Hazelwood Park**

Antrim Road  
BT36 7QB

**Offers Over £195,000**

## **1 HAZELWOOD PARK, NEWTOWNABBEY, BT36 7QB**

- **Detached Property in a Popular and Convenient Location**
- **4 Reception Rooms & Fitted Kitchen on Ground Floor**
- **4 Bedrooms and Bathroom on 1st Floor**
- **Priced to Allow for Extensive Modernisation**
- **Oil Fired Central Heating / Double Glazed Windows**
- **End of Cul De Sac Location**
- **Generous Private and Mature Site with Surrounding Gardens**
- **Ideal as a Refurbishment Project with Extension**
- **Potential for Replacement Dwelling or Development Opportunity (Subject to Necessary Planning Consent)**
- **Convenient to Local Amenities Including Shops, Public Transport & Leading Schools**



This substantial detached family home is ideally located at the end of a private cul de sac just off Antrim Road.

At present the property offers good sized reception accommodation on the ground floor with four bedrooms and a bathroom on the first floor and is priced to allow for substantial modernisation and refurbishment.

The generous, mature site offers superb, uninterrupted views over Belfast Lough and beyond and the location and setting is sure to appeal to a wide range of potential purchasers. In its current format the property offers potential purchasers the opportunity to renovate, reconfigure or extend which would create a magnificent family home. In addition, some purchasers may see the potential as a replacement dwelling site or a development opportunity, both of which would be options subject to the necessary planning approvals.

Set in an extremely convenient location, close to a wide range of amenities, on an elevated mature and generous site with delightful views, this property is sure to appeal to a range of potential purchasers.





### Property Comprises

Front door to..

**ENTRANCE PORCH** Original tiled floor, glazed door to..

**ENTRANCE HALL**

**LOUNGE** 18' 1" x 10' 9" (5.51m x 3.28m) Attractive mahogany fireplace with tiled hearth, bay window

**LIVING ROOM** 14' 5" x 10' 9" (4.39m x 3.28m) Fireplace with raised tiled hearth, cornice ceiling, picture rail, bay window, open arch to..

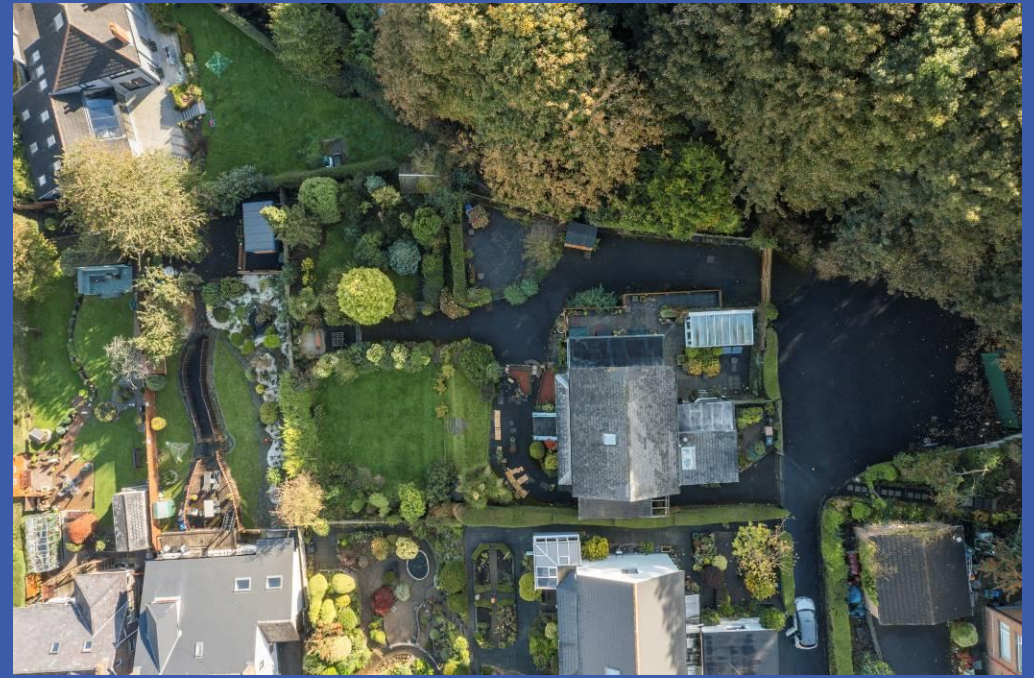
**DINING ROOM** 11' 3" x 9' 6" (3.43m x 2.9m) Built in storage

**KITCHEN** 10' 9" x 8' 0" (3.28m x 2.44m) Range of high and low level units, work surfaces, double drainer stainless steel sink unit

**REAR HALLWAY** 11' 5" x 11' 5" (3.48m x 3.48m) Range of units, external access, oil fired boiler, Old Belfast sink unit, plumbed for washing machine

**WC** Low flush wc, pedestal wash hand basin





**SITTING ROOM 16' 7" x 6' 4" (5.05m x 1.93m)**

**1ST FLOOR LANDING**

**BEDROOM 16' 9" x 10' 8" (5.11m x 3.25m)**

**BEDROOM 11' 1" x 10' 9" (3.38m x 3.28m)**

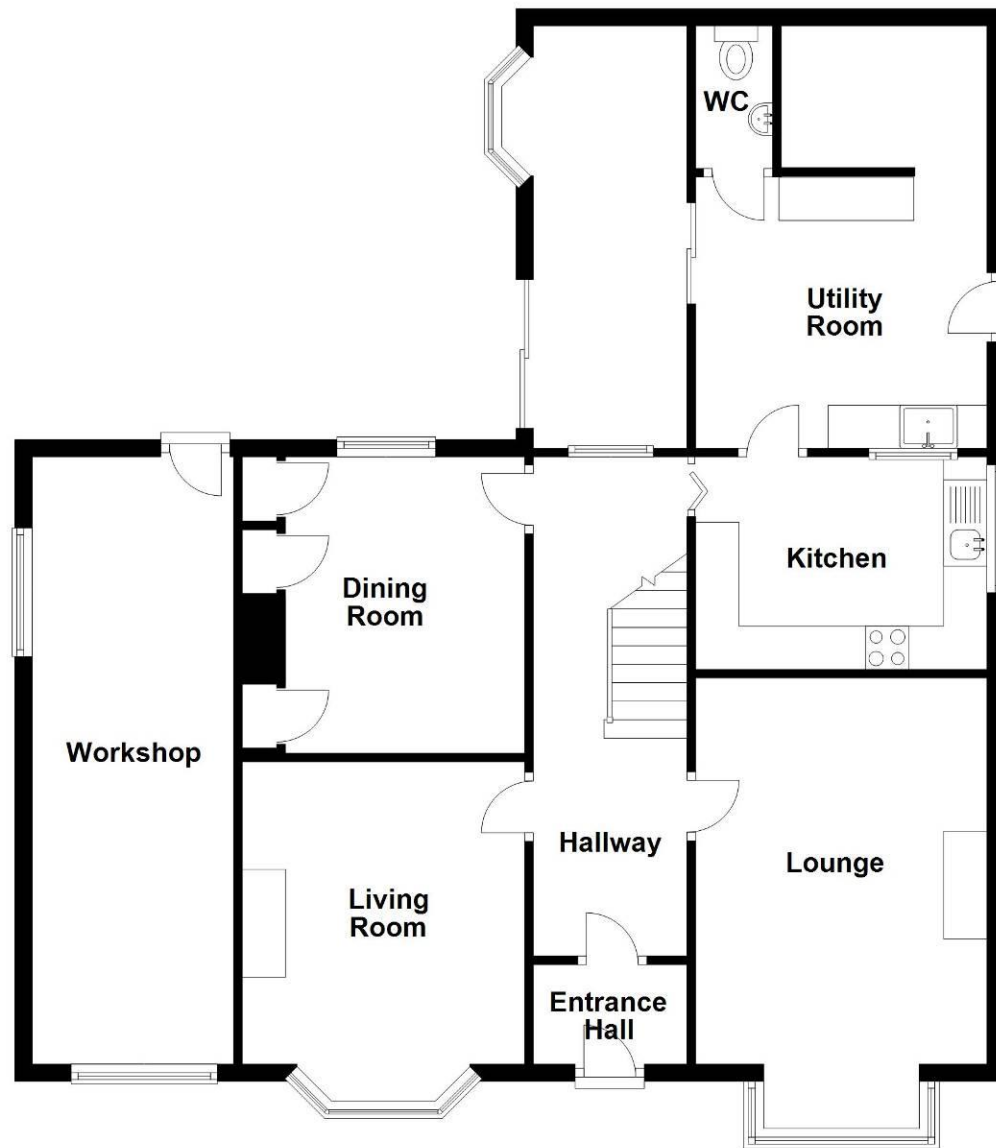
**BEDROOM 11' 8" x 10' 9" (3.56m x 3.28m)**

**BEDROOM 7' 10" x 5' 9" (2.39m x 1.75m)**

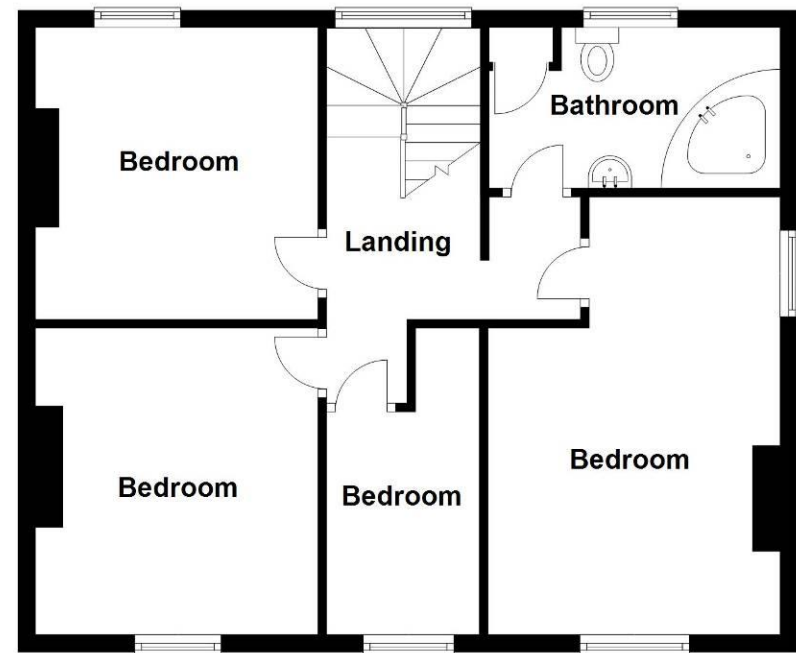
**BATHROOM** Corner panelled bath with mixer tap and shower attachment, low flush wc, pedestal wash hand basin, hotpress

**OUTSIDE** Superb, private, end of cul de sac location with superb uninterrupted views over Belfast Lough and beyond. Lawns with mature planting and boundary, vehicle access to generous parking area

### Ground Floor

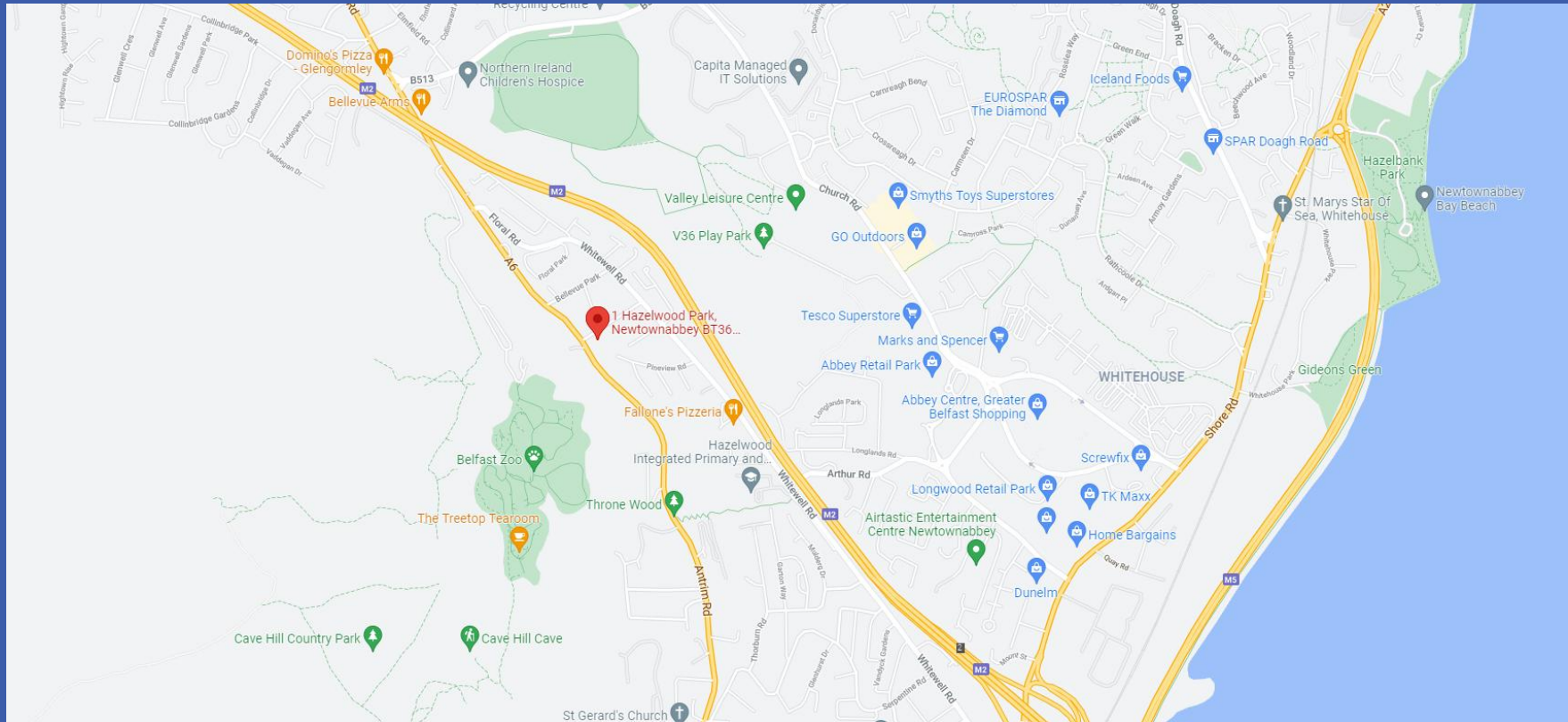


### First Floor



This plan is for illustrative purposes only.  
Plan produced using PlanUp.

**1 Hazelwood Park, Newtownabbey**



#### Directions:

Coming out of Belfast on Antrim Road, continue past the entrance to The Zoo and Hazelwood Park is on the right hand side

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		45   E
21-38	F		
1-20	G	13   G	



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