

## 74 Tudor Park Mallusk, Newtownabbey, BT36 4FT

**Offers Over  
£239,950**

We are delighted to offer for sale this extremely well presented semi detached bungalow which is located in a cul de sac in a very popular residential area just off the Mallusk Road and will appeal to a variety of purchaser.

Inside the accommodation comprises; entrance hall, lounge with hole in wall style mock fireplace and wood laminate tile effect flooring, modern fitted kitchen / diner with range of units, built in oven & hob, space for appliances and access to rear, family room / bedroom with wood laminate tile effect flooring and double glazed double doors to rear, another bedroom and a separate family bathroom with modern white suite. Upstairs there are two further bedrooms both with built in sliding robes and wood laminate tile effect flooring. Other benefits include pvc double glazing, gas heating and pvc fascia and guttering. Outside there is a driveway leading to a detached garage, fully enclosed garden to side / rear in lawn with raised pebbled shrub areas and large paved patio area. Early viewing recommended!!

# 74 Tudor Park

## Mallusk, Newtownabbey, BT36 4FT



- Semi Detached Bungalow
- 4 Bedrooms
- Lounge
- Modern Kitchen / Diner
- Modern White Bathroom
- PVC Double Glazing / Gas
- Detached Garage
- Cul De Sac Position

### ACCOMMODATION COMPRISES

#### GROUND FLOOR

##### ENTRANCE HALL

Composite double glazed front door, wood laminate tile effect flooring, radiator

##### LOUNGE

16'10" x 10'3" (5.13m x 3.12m")  
Hole in wall style mock fireplace, granite hearth, radiator, wood laminate tile effect flooring.

##### KITCHEN / DINER

16'4" x 10'7" at widest (4.98m x 3.23m" at widest)  
Modern range of cream high gloss high and low level units, complimentary worktop, stainless steel single drainer sink unit, built in double oven, ceramic hob, extractor fan, fridge / freezer space,

plumbed for washing machine, integrated dishwasher, wood laminate tile effect flooring, radiator, pvc double glazed back door.

##### FAMILY ROOM / BEDROOM

10'8" x 9'6" (3.25m x 2.90m")  
Wood laminate tile effect flooring, radiator, pvc double glazed double doors to rear.

##### BEDROOM 4

9'11" x 9'6" (3.02m x 2.90m")  
Wood laminate tile effect flooring, radiator

##### BATHROOM

White suite comprising shower bath, thermostatic shower, screen, floating vanity unit, low flush wc, tiled effect panelled walls, wood laminate tile effect flooring, chrome heated towel radiator

##### FIRST FLOOR

##### LANDING

Storage cupboard

##### BEDROOM 1

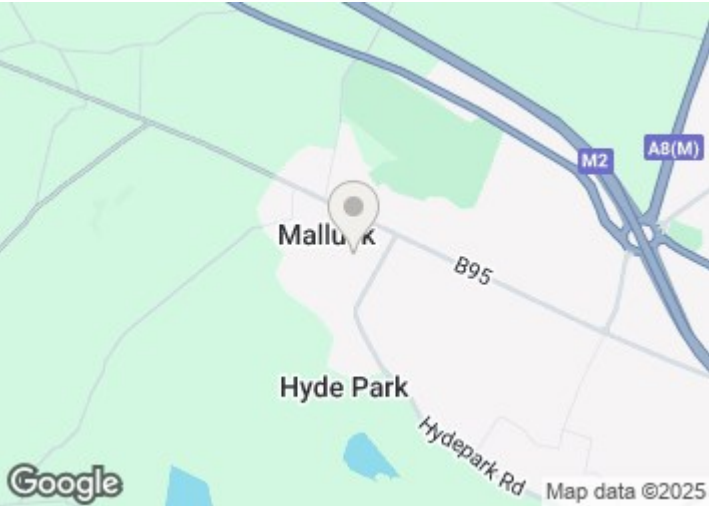
12'7" x 11'8" (3.84m x 3.56m")  
Built in sliding robes, wood laminate tile effect flooring, radiator

##### BEDROOM 2

12'6" x 10'4" (3.81m x 3.15m" )  
Built in sliding robes, wood laminate tile effect flooring, radiator, two velux windows, radiator

##### OUTSIDE

Driveway leading to a detached garage, roller shutter door  
Fully enclosed garden to side / rear in lawn with raised pebbled shrub beds and large paved patio area  
PVC fascia and guttering



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(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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