

36 Hydepark Mews, Newtownabbey, BT36 4SE



- Recently Constructed Semi Detached Home
- 3 Bedrooms / Master Ensuite Shower Room
- 1+ Reception / Superb Sun Lounge
- Contemporary Kitchen with Informal Dining Aspect
- Modern Bathroom Suite
- PVC Double Glazed Windows / Gas Central Heating
- Private Driveway to Side
- Private Enclosed Garden To Rear
- Beautifully Presented Throughout

PRICE Offers Over £234,950

Beautifully presented throughout, this three bedroom semi detached family home is located within the highly sought after Hydepark Mews development, situated off Hydepark Manor. The property enjoys a well planned living layout incorporating a spacious lounge, furnished cloakroom, luxurious contemporary open plan kitchen with informal dining aspect including superb sun lounge. Three well proportioned bedrooms, to include a master with a deluxe ensuite shower room. This property is ideally suited to buyers looking for a modern family home with a turnkey style finish at a realistic price. 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

ACCOMODATION

GROUND FLOOR

Composite double glazed front door with PVC double glazed side screens into well presented entrance hall with marble effect tiled floor extending into Kitchen/dining/sun lounge.

LOUNGE

16'0" x 11'5" (4.9 x 3.5)

Feature Inglenook fireplace. Dual window aspect. Quality laminate strip flooring. Under stair storage cupboard.

LUXURIOUS CONTEMPORARY KITCHEN WITH CASUAL DINING

18'8" x 13'5" (5.7 x 4.1)

Equipped with a comprehensive range of high and low level fitted shaker style units in dove grey finish with contrasting marble effect work surfaces. Inlaid 1 & 1/2 Stainless steel single drainer sink unit with swan neck mixer tap. A range of integrated appliances including an oven paired with a 4 ring gas hob with over head extractor fan housed in canopy to match units, Integrated fridge freezer, dish washer and washing machine. Matching centre island with breakfast bar style return. Metro brick style tiled splash back. Open plan into Sun Lounge

SUN LOUNGE

11'9" x 9'6" (3.6 x 2.9)

Full height, feature picture style window overlooking rear garden. PVC double glazed French doors to rear.

FURNISHED CLOAKROOM

Comprising semi pedestal wash hand basin with mono block tap. Button flush WC. Marble effect tiled floor. Chrome towel Radiator.

FIRST FLOOR

Storage Cupboard

BEDROOM 1

15'1" x 11'9" at widest points (4.6 x 3.6 at widest points)

DELUXE ENSUITE SHOWER ROOM

Comprising fully tiled quadrant shower enclosure with thermostatically controlled shower. Semi pedestal wash hand basin with Monobloc tap. Button flush WC. Tiled floor. Chrome towel radiator.

BEDROOM 2

11'1" x 10'2" (3.4 x 3.1)

BEDROOM 3

11'1" x 8'2" (3.4 x 2.5)

Presently used as a dressing room

DELUXE MODERN BATHROOM

Comprising part tiled panel bath with hand shower attachment. Semi pedestal wash hand basin with mixer taps. Button flush WC. Marble effect tiled floor. Chrome towel radiator.

Outside

Neat well maintained garden to front laid in lawn. Pebbled driveway to side suitable for a number of vehicles.

Private enclosed garden to rear laid in lawn with paved patio area. Screened by perimeter fence.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A		83	83
(81-91) B			
(69-80) C			
(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	



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