



122 Hydepark Road, Newtownabbey, BT36 4PZ

- Farmhouse Style Detached
- Conservatory Extension To Rear
- Utility; Two Bathrooms
- Large Workshop and Outbuildings
- Rural Aspect To Rear
- Four Bedroom; Four+ Reception
- Modern Fitted Kitchen
- Oil Heating; Double Glazing
- Courtyard; Front & Side Gardens
- Potential Development Site (subject to necessary checks and approval)

Offers Over **£399,950**

EPC Rating F



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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

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

LARGE WORKSHOP 42'8" x 32'3"

Sliding door, power and light.

STORAGE / OFFICE BLOCK

Power and light throughout. Wired for 24 way computer network system.

OFFICE / STORE 13'3" x 10'11"

Stairwell to first floor area.

OFFICE / STORE 15'11" x 11'10" (wps)

OFFICE / STORE 14'10" x 11'5"

OFFICE / STORE 14'8" x 8'8"

OFFICE / STORE 13'5" x 11'8"

OFFICE / STORE 11'8" x 9'8"

FIRST FLOOR





LANDING AREA

OFFICE / STORE 21'5"x 9'11"

OFFICE / STORE 16'4" x 10'3"

OFFICE / STORE 13'1" x 5'0"

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.



Generous sized, four bedroom, four+ reception, farmhouse style detached home with outbuildings, occupying a prime site off the Hydepark Road, Newtownabbey, enjoying delightful rural views to rear. 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 a private courtyard/driveway area, large workshop and outbuildings, which are currently partitioned to provide a range of offices and store rooms (which may be suited for planning permission for further dwellings (subject to necessary checks and approval) with outline planning permission currently applied for). Other attributes include oil heating, double glazing (with four windows tinted and security laminated) and convenient location. Early viewing highly recommended.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	32	53
Northern Ireland	EU Directive 2002/91/EC	

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