

simon**BRIEN**  
RESIDENTIAL

68 Hydepark Manor,  
Mallusk, BT36 4PB



Offers Over £215,000

Telephone 02890 668888  
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#### KEY FEATURE

- Well Presented Three Bedroom Detached Property Ideally Located in Mallusk, Newtownabbey
- Conveniently Located Close to Belfast City Centre and Many Local Amenities
- Excellent Transport Links to Belfast City Centre and Further Afield
- Close to Leading Local Schools, Parks and Belfast International Airport
- Three Well Appointed Bedrooms Over Ground and First Floor with Excellent Additional Storage
- Well Proportioned Living Room with Outlook to Front
- Family Bathroom with Both Bath and Shower Facilities
- Separate Family Room / Dining Room with Sliding Doors to Rear Garden
- Fitted Kitchen with Range of Units and Ample Space for Casual Dining
- Separate Utility Room with Additional Storage and Plumbing for Washing Machine and Tumber Dryer
- Additional Shower Room with Moden White Suite and WC
- Detached Garage with Up and Over Door, Light and Power
- Front Garden Laid in Lawns with Pebble Driveway Providing Private Off-Street Parking for Several Cars
- Enclosed Private South Facing Rear Garden with Decking Area
- Gas Fired Central Heating
- UPVC Double Glazing Throughout
- Ideally Suited to the First Time Buyer, Young Professional and Young Family Alike
- Early Viewing Highly Recommended

#### DESCRIPTION

We are delighted to bring to the market 68 Hydepark Manor located in Mallusk, Newtownabbey. Occupying a fantastic private South facing site, the property provides excellent versatile internal accommodation. The location offers ease of access for the city commuter and is within striking distance of a range of local amenities including many popular restaurants and shops. The property lies within the catchment area to a range of the area's most prestigious schools.

In short the property comprises of: reception hall, spacious living room, separate dining room / family room with sliding doors to the rear garden, fitted kitchen with space for casual dining, utility room, two bathrooms over ground floor and first floor and three well-proportioned bedrooms with excellent additional built in storage.

The property further benefits from UPVC double glazing throughout, gas fired central heating, a detached garage, pebbled driveway with private off-street parking for several cars and an excellent enclosed private south facing rear garden.

With generously proportioned rooms sizes and versatile accommodation, close proximity to Belfast City Centre and main arterial transport links, this property ticks a lot of boxes for the prospective buyer. Early internal inspection is highly recommended to appreciate all this property has to offer.

#### ACCOMMODATION

##### ENTRANCE

##### RECEPTION HALL:

Covered entrance with uPVC double glazed front door with satellite into reception hall with tiled flooring.



#### GROUND FLOOR

##### BATHROOM:

Coloured suite comprising, low flush WC, pedestal wash hand basin with chrome taps. Panelled bath with chrome taps and telephone attachment. Corner shower unit with glass sliding door, theromstatic control valve and telephone attachment. Fully tiled walls, tiled floor and extractor fan.

**BEDROOM (3):**  
**11' 8" x 9' 6" (3.56m x 2.9m)**

Outlook to front, wooden effect flooring.



**LIVING ROOM:**  
**16' 5" x 10' 7" (5m x 3.23m)**

Wooden laminate effect flooring with outlook to front.



**DINING ROOM:**  
**11' 6" x 10' 8" (3.51m x 3.25m)**

Outlook to rear, uPVC sliding doors to rear garden.



**KITCHEN:**  
**11' 9" x 11' 7" (3.58m x 3.53m)**

Tiled floor, outlook to rear, range of high and low level units, laminate effect worktops, stainless steel single drainer sink with chrome taps, space for washing machine and free standing cooker, built in extractor fan, tiled walls and floor. Additional larder storage and ample space for casual dining.



**UTILITY ROOM:**  
**8' 5" x 6' 5" (2.57m x 1.96m)**

Outlook to rear, built in larder storage, laminate worktops with stainless steel single drainer sink and chrome taps. Partly tiled walls, tiled floor, plumbed for washing machine and tumble dryer. uPVC double glazed door to rear garden.



## FIRST FLOOR

### LANDING:

Access hatch to roofspace

### BATHROOM:

White suite comprising, low flush WC, pedestal wash hand basin with chrome taps, corner shower unit with thermostatic control valve and telephone attachment, glass bi folding door, partly tiled walls, laminate effect flooring, velux window.



### BEDROOM (1):

19' 0" x 15' 0" (5.79m x 4.57m)

Dual aspect to front and side, built in furniture and storage.



### BEDROOM (2):

14' 0" x 11' 0" (4.27m x 3.35m)

Outlook to side, range of built in furniture and storage.



## OUTSIDE

Front - Laid in lawns, pebble driveway, off street parking for several cars.

Rear - Extensive enclosed primary garden with Southernly aspect, part laid in pebbles, part laid in lawns with surrounding mature hedging. Decking area, outside tap and light



### DETACHED GARAGE:

19' 0" x 12' 0" (5.79m x 3.66m)

Metal up and over door, access to Valium gas boiler, space for fridge/freezer, light and power

Ground Floor



First Floor



# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)



## Lettings Department

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