



## 11 Blackrock Commons

Newtownabbey, BT36 4AE



Offers over £214,950





For Sale: 11 Blackrock Commons, Newtownabbey  
Located in the highly sought-after Blackrock Commons development, this beautifully presented semi-detached home offers a perfect blend of comfort and convenience. With easy access to the M2 motorway, commuting to Belfast City Centre is quick and hassle-free – ideal for busy families or professionals. The property has been meticulously maintained by the current owners and boasts a spacious lounge, a stylish fitted kitchen with an informal dining area, and a beautiful rear garden with a garden room - perfect for working from home or relaxing. Upstairs, there are three generously sized bedrooms, including a master with ensuite, as well as a contemporary family bathroom suite. This exceptional home won't stay on the market for long – early viewing is highly recommended.

HALLWAY 17' x 6'10 (5.18m x 2.08m)  
Hardwood front door with feature overhead glazed inset. Laminate wood effect flooring.

DOWNSTAIRS WC 2'11 x 8 (0.89m x 2.44m)  
White suite comprising low flush w/c. Pedestal wash hand basin with mixer taps. Tiled floor. Tiled splash back.

LIVING ROOM 10'1 x 14'6 (3.07m x 4.42m)  
Feature multi fuel stove with tiled inset and hearth. Laminate wood effect flooring.

FITTED KITCHEN/ DINING ROOM 17'4 x 11'2 (5.28m x 3.40m)  
Range of high and low level units with contrasting solid wood worktops. Stainless steel 1.5 sink bowl unit with drainer and mixer taps. Integrated induction hob. Integrated electric oven. Integrated extractor fan. Integrated Zanussi dishwasher. Tiled splash back. Tiled flooring. Space for washing machine. Access to storage. Access to rear garden.

STORAGE 2'5 x 2'5 (0.74m x 0.74m)

FIRST FLOOR

LANDING 8'4 x 7'10 (2.54m x 2.39m)  
Access to roofspace via slingsby ladder. Built in shelving.

MASTER BEDROOM 11'8 x 9'10 (3.56m x 3.00m)  
Built in sliderobes. Laminate wood effect flooring. Feature wood paneling.

ENSUITE 9 x 3'5 (2.74m x 1.04m)  
White suite comprising fully enclosed rainfall shower. Low flush w/c. Vanity style sink unit with mixer taps. Heated chrome towel rail. Tiled flooring. Tiled walls.

BEDROOM 2 10'8 x 9'1 (3.25m x 2.77m)  
Laminate wood effect flooring.

BEDROOM 3 8'2 x 7 (2.49m x 2.13m)  
Laminate wood effect flooring. Built in wardrobe.

FAMILY BATHROOM 6'5 x 8'2 (1.96m x 2.49m)  
White suite comprising fully enclosed mains shower with feature recesses. Low flush w/c. Vanity style sink unit with mixer taps. Tiled flooring. Tiled walls.

OUTSIDE  
Rear garden with laid in lawn bordered by flower beds and mature shrubbery. Feature paved seating area with pergola. Outdoor tap. Outdoor lighting.

Front garden with feature flower beds and pebble finish. Tarmac driveway for multiple cars.

SHED/ GARDEN ROOM 13'6 x 7'7 (4.11m x 2.31m)  
Garden room with own consumer unit and cat6 cabling.

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Do you need a mortgage to finance the property? Contact Nest Mortgages on 02893 438092.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Northern Ireland			Northern Ireland		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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