



18 Blackrock Row, Newtownabbey, BT36 4AD

- Semi Detached Home
- Lounge; Separate Sun Lounge
- Family Bathroom; Four Piece Suite
- Furnished Cloakroom
- Convenient Location
- Three Bedrooms; Principal With En Suite
- Kitchen Through Dining Room
- Gas Heating; PVC Double Glazing
- Private Driveway; Gardens Front And Rear
- Immaculately Presented

Offers Over £249,950

EPC Rating B



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Georgian style, hardwood panelled front entrance door. Tiled floor. Stairwell leading to first floor. Access to under stairs store.

#### FURNISHED CLOAKROOM

White, two piece suite comprising pedestal wash hand basin and WC. Splashback tiling to sink. Tiled floor.

#### LOUNGE 14'7" x 12'6" (wps)

Cast iron wood burning stove set on slate tile hearth with timber sleeper mantle over. Twin PVC double glazed windows to front elevation.



## **KITCHEN THROUGH DINING ROOM 19'9" x 12'3"**

Modern fitted kitchen with range of high and low level storage units with contrasting granite work surface. Inlaid 1.5 stainless steel bowl sink unit with swan neck mixer tap over. Integrated four ring gas hob with stainless steel extractor canopy over. Integrated undercounter electric oven. Integrated fridge freezer, slimline dishwasher and washing machine. Gas fired central heating boiler (housed within matching unit). 'Subway brick' style tiled splashback to walls in kitchen. Recessed spotlights to kitchen. Tiled flooring throughout. Open into:

## **SUN LOUNGE 9'9" x 7'8"**

Tiled floor. PVC double glazed French patio doors leading to rear garden.

## **FIRST FLOOR**

### **LANDING**

Access to roof space via slingsby style ladder. Built in shelved store.

### **PRINCIPAL BEDROOM 13'2" x 9'0" plus wardrobes**

Twin fitted wardrobes with panelled/mirrored sliding doors.

### **EN SUITE SHOWER ROOM 8'4" x 2'11"**

White, three piece suite comprising fully tiled shower enclosure, vanity unit with wash hand basin and WC. Thermostat controlled shower unit. Splashback tiling to sink. Tiled floor.

### **BEDROOM 2 11'1" x 10'5"**

### **BEDROOM 3 9'7" x 8'6" (wps)**

Fitted wardrobe with mirrored sliding doors.

### **FAMILY BATHROOM 8'9" x 8'5" (wps)**

White, four piece suite comprising panelled bath with mixer tap over, separate fully tiled shower enclosure, vanity unit with wash hand basin and WC. Thermostat controlled mains shower unit. Splashback tiling to sink and bath. Tiled floor.

### **EXTERNAL**

Generous sized private driveway finished in driveway.

Front garden finished in lawn and hedging.

External lighting.

Fully enclosed rear garden finished in lawn, paved patio area and range of plants and shrubbery.

Outside tap.

## **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional





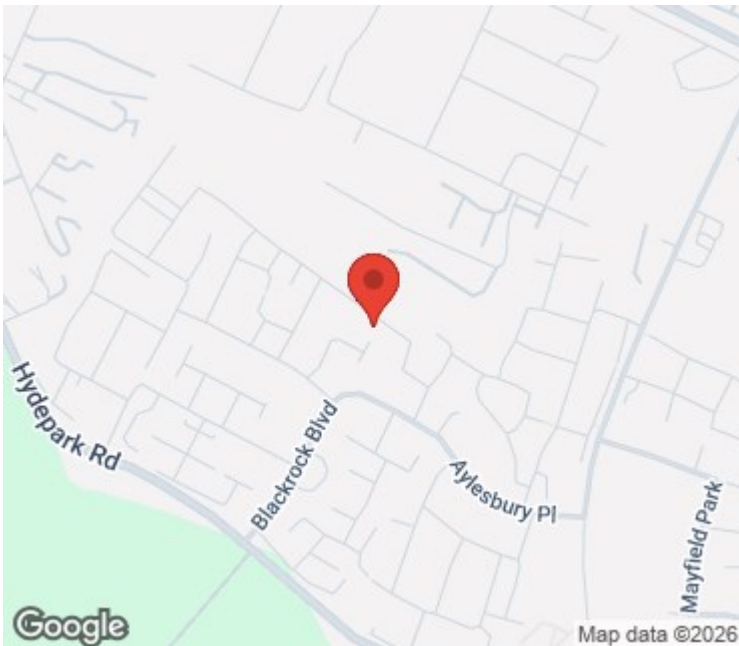
confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

**Immaculately presented, three bedroom, two+ reception, semi detached home, with private driveway and fully enclosed rear garden, located within the highly sought after Blackrock development, Hydepark Road, Mallusk, Newtownabbey.**

**The property comprises entrance hall, furnished cloakroom, lounge with cast iron wood burning stove, kitchen through dining room with modern fitted kitchen and open through to sun lounge, three well-proportioned first floor bedrooms, to include principal bedroom with en suite shower room, and family bathroom with white four piece suite.**

**Other attributes include gas fired central heating, PVC double glazing, feature height ceilings throughout, and being on bus route to Belfast city centre.**

**Early viewing highly recommended to avoid disappointment.**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

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