



3 Blackwater Gate, Newtownabbey, BT36 5RD

Offers Over £259,950

- Impressive semi detached villa in highly popular and convenient development
- Spacious lounge with multi fuel stove
- Casual dining area with patio doors to rear
- Double glazing in uPVC frames
- Enclosed garden to rear
- 3 Bedrooms (master with built in slide robes and ensuite shower room)
- Shaker style fitted kitchen with integrated appliances
- Utility room/ Ground floor W/C
- Deluxe bathroom suite with separate shower cubicle

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This spacious three-bedroom semi-detached property offers well-planned accommodation with well-proportioned rooms throughout, making it an ideal family home.

The property comprises a bright and welcoming living space, a stylish shaker-style kitchen complete with integrated appliances and a casual dining area with patio doors leading to the enclosed rear garden. A useful ground floor utility room and separate WC add further practicality to the home.

Upstairs, the property benefits from three generous bedrooms, including a superb master bedroom with ensuite facilities. The modern white bathroom suite features a separate shower cubicle, providing both comfort and convenience for modern living.

Externally, the property enjoys an enclosed rear garden, ideal for relaxing or entertaining.

Conveniently located within close proximity to public transport links and the M2 network at Sandyknowes, this excellent home is sure to appeal to a wide range of purchasers.

Early viewing is highly recommended as demand is expected to be high.



Council Tax Band: Northern Ireland



Ground Floor

Entrance Hall

Ceramic tiled flooring

Cloaks

Low flush W/C, half pedestal wash hand basin, tiled splashback, ceramic tiled flooring, extractor fan

Lounge

14'8 x 12'10

Hole in wall style fireplace with multi fuel stove, granite hearth

Kitchen

17'10 x 13'5 (at max)

Range of high and low level shaker style units, round edge worksurfaces, single drainer stainless steel sink unit with mixer tap and vegetable sink, built in fridge freezer, integrated dishwasher, built in stainless steel oven and gas hob, stainless steel extractor fan and canopy, open plan casual dining area with patio doors to rear, ceramic tiled flooring, downlighters

Utility Room

9'0 x 6'3

Range of high and low level units, round edge worksurfaces, single drainer stainless steel sink unit with mixer tap, gas fired boiler, plumbed for washing machine, ceramic tiled flooring, extractor fan

First Floor

Landing

Shelved linen cupboard, access to roofspace

Bedroom (1)

13'3 x 11'2

Including built in slide robes, feature arched window

Ensuite Shower Room

Glazed shower cubicle with thermostatic controlled shower, controlled shower, low flush W/C, half pedestal wash hand basin, wall tiling, ceramic tiled flooring, downlighters, extractor fan, chrome heated towel rail

Bedroom (2)

11'3 x 10'10

Bedroom (3)

9'8 x 8'9

Bathroom

Deluxe suite comprising panelled bath, glazed shower cubicle with thermostatic controlled shower,

low flush W/C, half pedestal wash hand basin, wall tiling, ceramic tiled flooring, chrome heated towel rail, downlighters extractor fan

Outside

Front open plan in lawn

Tarmac driveway to side

Enclosed garden to rear in lawn, paved patio area, area in stones, outside sockets, light and tap

Disclaimer/ Additional information

The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.

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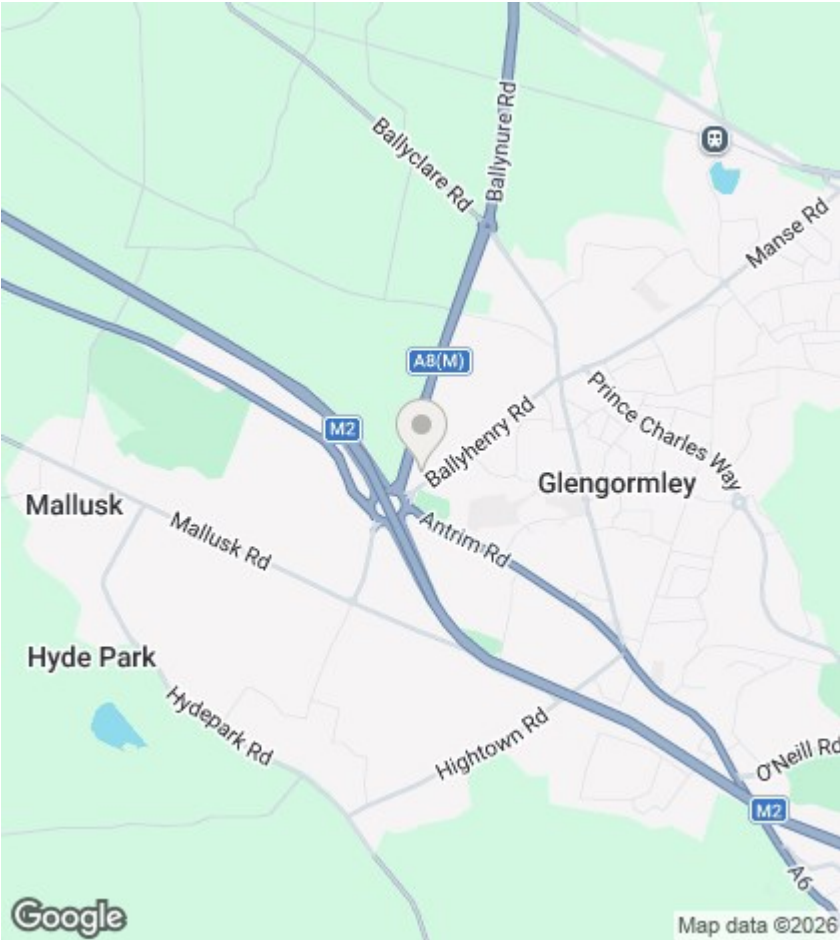
[mobile-checker](https://www.nidirect.gov.uk/services/broadband-and-mobile-checker) Flooding maps for Northern Ireland

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Directions

Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:
B

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