info@country-estates.com www.country-estates.com

12 Blackrock Walk, Newtownabbey, BT36 4AQ

- **Modern Detached Family Home**
- **Three Well Proportioned Bedrooms/ Spacious Lounge**
- **Modern Shaker Style Kitchen with Dining Aspect**
- **Four Piece Family Bathroom Suite**
- **Furnished Cloakroom**
- **Private Enclosed Garden to Rear**
- **Driveway to Front for Off-Street Parking**
- **PVC Double Glazing/Gas Fired Central Heating**
- **CCTV System Installed**
- **Highly Sought After Private Location**

PRICE Offers Over £264,950

Well presented throughout, this three bedroom detached home is located in the highly sought-after Blackrock development within a quiet, private cul-de-sac, just off Hydepark Road, Newtownabbey. Accommodation comprises a welcoming entrance hall, furnished cloakroom, spacious lounge, and a modern kitchen/dining area.

The first floor offers three well proportioned bedrooms, including a master with en suite shower room and a modern four piece family bathroom suite. With Cat5 Sockets throughout the first floor. Externally, there is a private driveway to front, and a private enclosed garden to rear. An early viewing is highly recommended.

> Sales > New Homes > Commercial > Rentals > Mortgages

Antrim
12 Church Street
Antrim
BT41 4BA
Tel: **(028) 9446 6777**

Ballyclare
51 Main Street
Ballyclare
BT39 9AA
Tel : **(028) 9334 0726**

Glengormley
9A Ballyclare Road
Glengormley
BT36 5EU
Tel : **(028) 9083 0803**

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL
Composite front door with fan light into well presented entrance hall with tiled floor.

FURNISHED CLOAKROOM
Comprising semi-pedestal wash hand basin with monobloc tap and tiled splash back, and a button flush WC. Tiled floor.

SPACIOUS LOUNGE 17'2" x 12'0"
Quality hardwood flooring. TV unit included. PVC Double glazed French doors to rear garden.

MODERN KITCHEN WITH DINING ASPECT 17'1" x 11'4"
Equipped with a comprehensive range of high and low level shaker style units with contrasting work surfaces. One and a half bowl single drainer stainless steel sink unit. Freestanding gas range style cooker with overhead extractor fan housed in a stainless steel canopy. Freestanding American Style fridge freezer. Washing machine, condensing tumble dryer, dishwasher and microwave. Part tiled walls in metro brick style. Understairs storage. Tiled floor. PVC double glazed French doors to rear patio.

FIRST FLOOR
Shelved storage cupboard. Access to roof space. Partially floored to provide additional storage.

BEDROOM 1 13'10" x 10'8"
Quality hardwood flooring. Sliding door wardrobe.

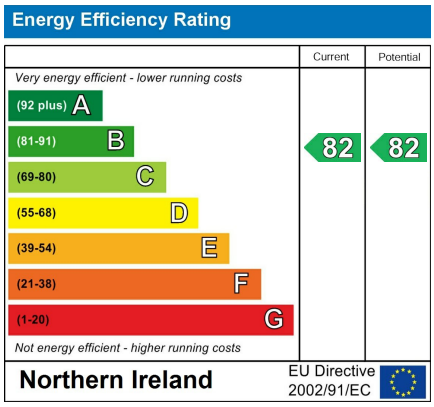
DELUXE ENSUITE SHOWER ROOM
Comprising fully tiled shower cubicle with thermostatically controlled shower, semi pedestal wash hand basin and a button flush WC. Tiled floor.

BEDROOM 2 13'7" x 8'8"
Quality hardwood flooring. Presently used as home office.

BEDROOM 3 12'0" x 8'1"
Quality hardwood flooring. Recess for wardrobes.

FAMILY BATHROOM SUITE
Comprising panel bath, tiled shower cubicle with thermostatically controlled shower, semi-pedestal wash hand basin and a button flush WC. Tiled splashback. Tiled floor.

OUTSIDE
Neat well maintained lawn to front with paved walkways. Private driveway to front for off-street parking. Outside tap.
Private enclosed garden to rear, laid in lawn with paved patio areas and walkways. Screened by perimeter fence.



IMPORTANT NOTE TO ALL PURCHASERS:
We have not tested any of the systems or appliances at this property.

The Mortgage Shop
You Talk. We Listen.

T: 028 9318 0002
Fiona.hannah@themortgageshop.net

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