



22 Blackrock Gardens,  
Newtownabbey, County Antrim,  
BT36 4AF

**Asking Price: £197,500**

 **Reeds Rains**

[reedsrains.co.uk](https://www.reedsrains.co.uk)



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Viewing Strictly By Appointment!

**Description**

Reeds Rains are delighted to present for sale this well presented Semi Detached home located in the popular Blackrock development, Newtownabbey. The property is an ideal first time buyer home and comprises lounge, open plan kitchen and diner, three bedrooms (master with ensuite) and modern bathroom. This beautiful home is further enhanced by gas heating, an intruder alarm and double glazing. Externally Number 22 Blackrock Drive boasts off street parking with EV charging port and an enclosed rear garden laid in lawn. Internal and immediate viewing is a must!

**Entrance Hall**

Complete with tiled entrance hall. Intruder alarm.

**Downstairs WC**

Downstairs WC complete with low flush WC and wash hand basin. Tiled flooring.

**Lounge**

14'8" x 10'9" (4.47m x 3.28m)  
Naturally bright and spacious lounge complete with laminate flooring. Inglenook fireplace with multi fuel stove. Dual window aspect to the front of the property overlooking the communal green area.

**Kitchen Open To:**

17'8" x 12'7" (5.38m x 3.84m)  
Superb range of high and low level units with matching worktop surfaces. Built in oven with four ring gas hob and stainless steel extractor fan. One and half bowl stainless steel drainer unit and sink. Integrated appliances to include dishwasher and fridge freezer. Plumbed for washing machine.

**Casual Dining Space**

Ample casual dining space and Tv points. Tiled flooring. Access to rear garden via double upvc doors.

**Stairs To First Floor Landing**

**Master Bedroom**

12'2" x 10'1" (3.7m x 3.07m)

**Ensuite Shower Room**

Tiled shower cubicle, low flush WC and wash hand basin. Tiled flooring and tiled splashback areas. Extractor fan.

**Bedroom Two**

9'9" x 9'6" (2.97m x 2.9m)

**Bedroom Three**

9'9" x 7'9" (2.97m x 2.36m)

**Bathroom**

Contemporary white bathroom suite comprising panelled bath, low flush WC and white semi pedestal wash hand basin. Tiled flooring and tiled splashback areas. Extractor Fan and Chrome heated towel radiator.

**Externally**

**Off Street Parking**

Tarmac driveway to the side of the property offering ample off street parking facilities. EV sales charging point.

**Enclosed Rear Garden**

Gardens landscaped with part lawned and paved patio areas. Enclosed timer fencing. Outside tap. Composite decking with lighting.

**Customer Due Diligence**

CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds

(Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/contents>

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

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For full EPC please contact the branch.

All Measurements  
All Measurements are Approximate.

Laser Tape Clause  
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause  
Measurements are approximate. Not to Scale. For illustrative purposes only.