

12 Blackrock Avenue Newtownards, BT23 4ZT

Offers around £220,000



**VICTORIA
PINKERTON**

victoriapinkerton.co.uk

Modern Three Bedroom Home in Quiet Cul-de-Sac with Enclosed Garden, Stylish Interior and Excellent Family Living Space

Located in the sought-after Blackrock Hollow development, this beautifully presented three bedroom home offers modern living in a peaceful cul-de-sac setting. Constructed within the last two years, the property is finished to an excellent standard throughout and benefits from gas central heating.

The ground floor comprises a welcoming lounge

with woodburning stove, convenient downstairs WC, and an impressive open-plan kitchen/dining area with ample space for entertaining. A dedicated recess accommodates an American-style fridge freezer, while French doors lead from the dining area to a fully enclosed rear garden—perfect for families or those who enjoy outdoor living.

Upstairs, there are three well-proportioned bedrooms and a contemporary family bathroom.

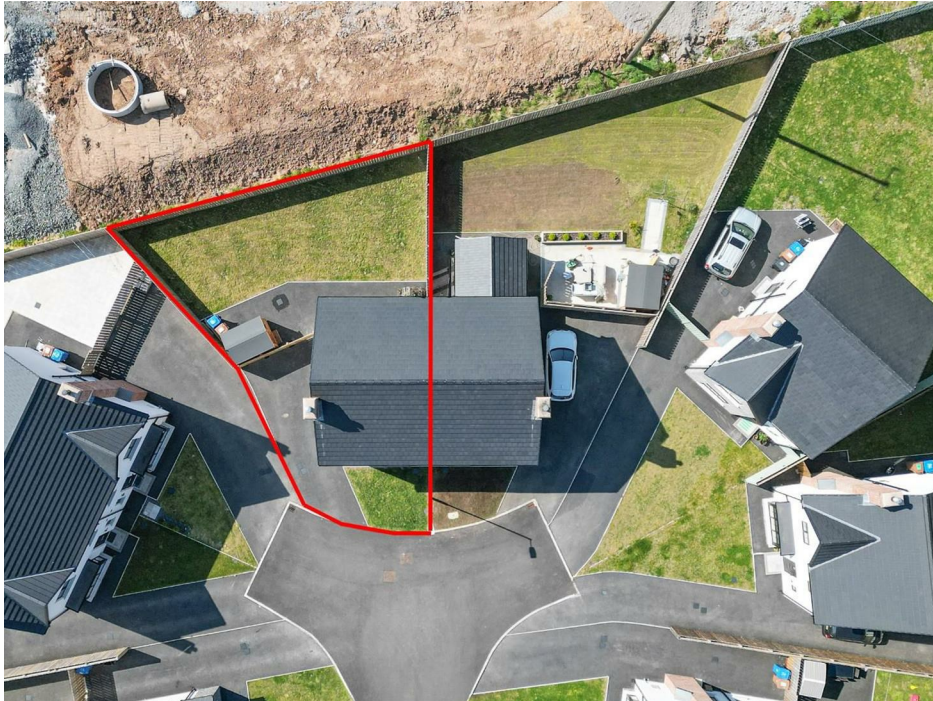
Ideal for first-time buyers, young families, or those seeking a stylish, low-maintenance home in a prime residential location, this property must be viewed to be fully appreciated.





PROPERTY FEATURES

- Modern Semi-Detached In Quiet Cul-De-Sac Position
- Bright Living Room With Feature Woodburning Stove
- Ground Floor WC
- Contemporary Kitchen/Dining Space With French Doors Leading To Rear Garden
- Three Bedrooms On First Floor
- Modern Bathroom With Separate Bath And Shower Cubicle
- Fully Enclosed Rear Garden Laid In Lawn
- Gas Fired Central Heating And uPVC Double Glazed Windows
- Tarmac Driveway And Electric Car Charging Point
- Within Walking Distance To Newtownards Town Centre And A Range Of Local Amenities



PROPERTY MEASUREMENTS

Hallway	15'0" x 7'6"
Downstairs WC	8'1" x 3'3"
Living Room	15'1" x 9'3"
Kitchen/Dining	17'3" x 10'6"
Storage	3'2" x 3'0"
First Floor Landing	10'4" x 7'5"
Bedroom 1	15'1" x 9'5"
Bedroom 2	10'6" x 9'5"
Bedroom 3	8'0" x 7'5"
Bathroom	7'5" x 6'8"

Energy Efficiency Rating

The rating for this property is:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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	

* For your information: The UK average rating is 'E50'.

 WHAT3WORDS: [interest.lordship.vowel](https://www.what3words.com/interest.lordship.vowel)

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