

## 3 Blackrock Drive, Newtownabbey, BT36 4AY



- Modern Semi-Detached Home
- Three Well Proportioned Bedrooms
- Superb Lounge with Cast Iron Stove
- Luxury Shaker Style Fitted Kitchen with Open Dining Aspect
- Separate Modern Utility Room
- First Floor Contemporary Four Piece Bathroom Suite
- Master with Ensuite Shower Room
- Beautifully Presented Throughout
- PVC Double Glazing/Gas Fired Central Heating
- Highly Popular Modern Development



### PRICE Offers Over £234,950

*Immaculately presented throughout, this three bedroom semi-detached home is located in the highly sought-after Blackrock development on Hydepark Road, Newtownabbey.*

*The home features a welcoming entrance hall, furnished cloakroom, lounge with cast iron stove, and an open-plan kitchen/dining area with integrated appliances and a separate utility room.*

*The first floor offers three well proportioned bedrooms, including a master with en suite shower room and a contemporary four piece family bathroom suite.*

*Externally, there is a private driveway to side, a low-maintenance front garden, and a fully enclosed low maintenance garden to side. An early viewing is highly recommended.*

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## ACCOMMODATION

### GROUND FLOOR

Front door with double glazed side screens and fan light into well presented entrance hall with tiled floor.

### FURNISHED CLOAKROOM

Modern furnished cloakroom comprising button flush WC, semi pedestal wash hand basin with mono Block top and tile splashback. Tiled floor.

### LOUNGE

17'3" x 12'6" (5.26m x 3.81m)

Inglenook style fireplace with cast iron woodburning stove on slate hearth. Dual window aspect. Recessed down lighting.

### OPEN PLAN KITCHEN WITH CASUAL DINING ASPECT

17'3" x 11'9" (5.26m x 3.58m)

Luxury shaker style fitted kitchen equipped with a comprehensive range of high and low level fitted units with contrasting work surfaces. One and a half bowl single drainer stainless steel sink unit with monobloc tap. Boasting a range of integrated appliances to include oven, separate four ring gas hob with overhead extractor fan in stainless steel canopy, fridge freezer and dishwasher. Tiled floor. Part tiled walls. PVC double glazed French doors to private enclosed rear garden.

### UTILITY ROOM

7'3" x 6'8" (2.21m x 2.03m)

Fitted with low level shaker style units and contrasting work surfaces. Single drainer stainless steel sink unit. Plumbed for washing machine. Tiled floor.

### FIRST FLOOR GALLERY STYLE LANDING

### BEDROOM 1

17'3" x 12'2" at max (5.26m x 3.73m at max)

Recess for double wardrobes (Not included).

### DELUXE ENSUITE SHOWER ROOM

Comprising fully tiled quadrant shower enclosure with drench style shower and hand shower attachment, Pedestal wash hand basin with monobloc tap and a button flush WC. Tiled floor.

### BEDROOM 2

12'3" x 7'8" (3.73m x 2.34m)

### BEDROOM 3

12'3" x 9' (3.73m x 2.74m)

Presently used as home office. Bespoke fitted modern double wardrobe with open shelving and fixed storage closet. Quality hardwood herringbone style flooring.

### CONTEMPORARY FOUR PIECE BATHROOM

Comprising double ended panel bath with hand shower attachment, fully tiled quadrant shower cubicle with thermostatically controlled shower, semi pedestal wash hand basin with tiled splash back and monobloc tap and a button flush WC. Tiled floor.

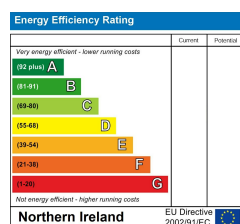
### OUTSIDE

Private enclosed walled gardens to front in imitation lawn for easy maintenance.

Low maintenance courtyard style garden to rear, screened by perimeter wall. Extensive composite deck perfect for family barbecues.

Outside tap. Outside weather proof double socket.

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



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