



## 47 Blackrock Row, Newtownabbey, BT36 4AD

Offers Over £229,950

- Red brick semi detached villa in highly popular residential location
- Lounge with built in units and shelving plus mu
- Open plan casual dining area through to:
- Ground floor W/C
- Double glazing in uPVC frames/ gas fired central heating
- 3 Bedrooms (master with ensuite shower room)
- Shaker style fitted kitchen with integrated appliances
- Family area with French doors to rear
- Modern white bathroom suite with separate shower cubicle
- Generous garden to rear in lawn

# 47 Blackrock Row, Newtownabbey BT36 4AD

A beautifully presented red brick three-bedroom semi-detached home offering generous living accommodation throughout. The property features a separate lounge with bespoke joinery and a welcoming stove, creating a warm and inviting space to relax. The modern kitchen is fitted with integrated appliances and opens into a casual dining and family area, ideal for everyday living and entertaining, with direct access onto a generous lawn. The master bedroom benefits from a private ensuite, while the home is finished to the highest standard throughout. An ideal purchase for a young couple or growing family.



Council Tax Band:



## **GROUND FLOOR**

### **ENTRANCE HALL**

Composite front door, ceramic tiled flooring

### **CLOAKS**

Low flush W/C, pedestal wash hand basin, tiled splash back, ceramic tiled flooring, understairs storage

### **LOUNGE**

14'7" x 12'7"

Built in units and shelving, hole in wall style fireplace with slate tiled hearth, multi fuel stove

### **KITCHEN**

19'9" x 12'3"

Range of high and low level shaker style units, round edge worksurfaces, single drainer ceramic sink unit with mixer taps, built in stainless steel oven and hob, stainless steel extractor fan and canopy, integrated fridge freezer, integrated dishwasher, gas fired boiler, wall tiling, ceramic tiled flooring, open plan to casual dining area, open to:

### **FAMILY AREA**

9'9" x 7'8"

Ceramic tiled flooring, french doors to rear

## **FIRST FLOOR**

### **LANDING**

Linen cupboard

### **BEDROOM (1)**

13'3" x 10'10"

Including range of built in robes

### **ENSUITE SHOWER ROOM**

Glazed shower cubicle with thermostatic controlled shower, low flush W/C, vanity unit sink, extractor fan, wall tiling and ceramic tiled flooring

### **BEDROOM (2)**

11'1" x 10'5"

### **BEDROOM (3)**

9'8" x 8'6"

### **BATHROOM**

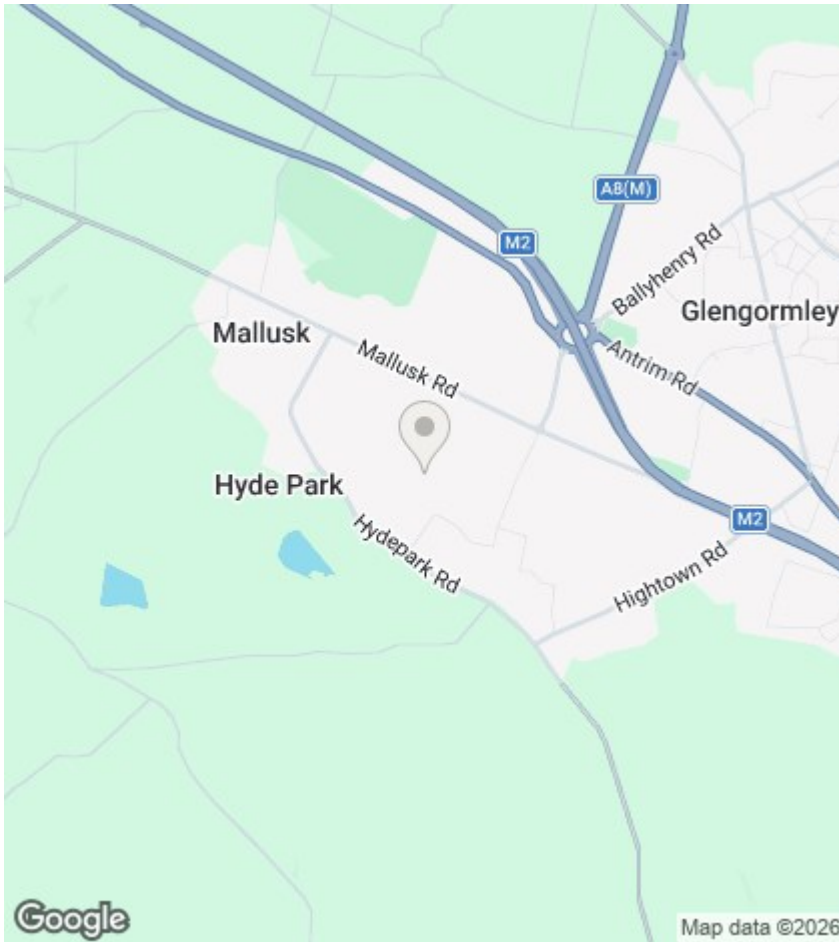
Modern white suite comprising panelled bath, telephone hand shower, low flush W/C, separate glazed shower cubicle with thermostatic controlled shower, chrome heated towel rail, wall tiling, ceramic tiled flooring, extractor fan

## **OUTSIDE**

Front: open plan in lawn

Side: tarmac driveway to side

Rear: generous garden to rear in lawn, paved patio area



## Directions

## Viewings

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

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	83
(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	

