

15 Blackrock Boulevard, Newtownabbey, BT36 4NQ



PRICE Offers Over £189,950

Positioned on a private enclosed elevated site within a popular award winning Development this attractive modern Detached family home boasts a well planned living layout incorporating a high internal specification and finish throughout. With 4 Bedrooms and a superb open plan living, kitchen, dining aspect this home is sure to impress therefore an early viewing is highly recommended.

>Sales >New Homes >Commercial >Rentals >Mortgages

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

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

Ballymena
3 Fenaghy Road
BT42 1HW
Tel: (028) 2565 5733

Glengormley
18 Carmoney Road
BT36 6HN
Tel: (028) 9083 0803

- Detached Family Home
- 4 Bedrooms / 1+ Reception
- Open Plan Kitchen/Living/Dining Aspect
 - Luxury Shaker Style Fitted Kitchen
 - Luxury Family Bathroom
 - Modern Ensuite Shower Room
- Private Enclosed Garden / Driveway to Side
- PVC Double Glazed Windows / Ground Floor Nest Thermostat Heating Control
 - Popular Modern Development
 - Beautifully Presented Throughout

Ground Floor

Front door into a spacious well presented Entrance Hall.

FURNISHED CLOAKROOM

Comprising pedestal wash hand basin with monobloc tap. Button flush WC. Tiled floor.



LOUNGE 16'9 x 13'0

into bay window. Attractive cast iron horse shoe style fireplace with wooden surround and slate. Dual window aspect.



OPEN PLAN KITCHEN/LIVING/DINING ASPECT 22'0 x 16'6

Equipped with a comprehensive range of high and low level walnut effect shaker style fitted units with quality contrasting granite worksurfaces. A host of integrated appliances including oven with 4 ring gas hob, dishwasher and fridge/freezer. Overhead extractor fan housed in stainless steel canopy. Stainless steel sink unit with swan neck mixer tap. Tiled floor. Twin french double glazed doors to garden.

UTILITY ROOM 8'7 x 6'0

Fitted with a range of low level matching shaker units. Stainless steel sink unit with mixer tap. Tiled floor. Plumbed for washing machine. Space for tumble dryer understairs.

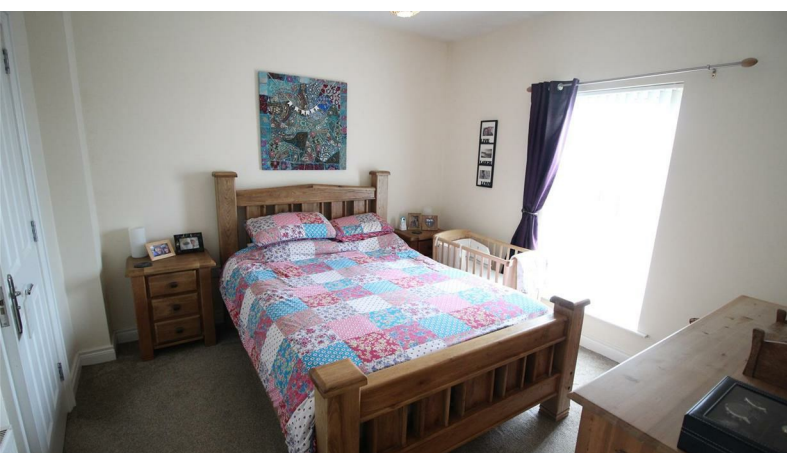


First Floor

BEDROOM 1 11'2 x 11'2

MODERN ENSUITE

Comprising semi-pedestal wash hand basin with monobloc tap and tiled splashback. Button flush WC. Step-in shower cubicle with thermostatically controlled shower.



BEDROOM 2 11'3 x 8'10

BEDROOM 3 12'1 x 9'9

Presently used as Study.

BEDROOM 4 10'8 x 6'3

Built in double mirrored sliderobe.

MODERN FAMILY BATHROOM

Comprising panelled bath. Step-in separate shower cubicle. Semi-pedestal wash hand basin. Button flush WC. Tiled floor. Part tiled walls.



Outside

Neat garden to front in lawn screened by perimeter wall and railing. Spacious driveway to side with parking forecourt. Private enclosed garden to rear in lawn with patio area screened by perimeter fence.



IMPORTANT NOTE TO ALL PURCHASERS:

We have not tested any of the systems or appliances at this property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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