

67 Blackrock Lane, Newtownabbey, BT36 4AH



- **Modern Semi Detached**
- **3 Bedrooms/ 2 Receptions**
- **Luxury Walnut Effect Shaker Kitchen**
- **Deluxe En Suite Shower Room**
- **Deluxe 4 Piece Family Bathroom**
- **PVC Double Glazed Windows**
- **Gas Fired Central Heating**
- **Superb Private Garden To Rear**
- **Family Ground Floor Cloakroom**
- **Highly Regarded Residential Development**

PRICE Offers Around £168,500

Positioned within a highly regarded modern development this superb semi detached enjoys a well planned living layout including 3 bedrooms, 2 receptions, contemporary shaker style kitchen plus en suite shower room. Externally there is a superb private garden to rear recently landscaped providing an extensive service area perfect for evening entertaining.

>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

ACCOMMODATION

GROUND FLOOR

Front door into:-

WELL PRESENTED ENTRANCE HALL

Polished porcelain tiled floor extending through into kitchen.

FURNISHED CLOAKROOM

Comprising pedestal wash hand basin and button flush w.c.

LOUNGE

15'5" x 13'0" (4.70m x 3.96m)

Attractive cast iron fireplace with wooden surround piped for gas fire. Black tiled hearth.

LUXURY WALNUT EFFECT SHAKER KITCHEN

12'10" x 11'9" (3.91m x 3.58m)

Equipped with a comprehensive range of high and low level shaker style fitted units with contrasting work surfaces. Single drainer with mixer tap. A host of integrated appliances including integrated oven with 4 ring gas hob, overhead extractor fan housed in stainless steel canopy, fridge/ freezer and dishwasher. Complementary wall tiling. Open plan into:-

FAMILY ROOM

9'8" x 8'3" (2.95m x 2.51m)

Twin French PVC double glazed doors to private garden area.

UTILITY ROOM

6'4" x 4'6" (1.93m x 1.37m)

Single drainer stainless steel sink unit. Plumbed for washing machine.

FIRST FLOOR

BEDROOM 1

13'0" x 11'0" (3.96m x 3.35m)

DELUXE EN SUITE

Comprising step in fully tiled shower cubicle, semi pedestal wash hand basin and button flush w.c. Tiled floor.

BEDROOM 2

11'0" x 10'4" (3.35m x 3.15m)

BEDROOM 3

10'10" x 9'0" (3.30m x 2.74m)

DELUXE 4 PIECE FAMILY BATHROOM

Comprising quarter rounded fully tiled shower enclosure, panelled bath with tiled splashback, button flush w.c. and pedestal wash hand basin. Tiled floor.

OUTSIDE

Neat low maintenance hard landscaped walled garden to front.

Large driveway to side with ample parking for a variety of vehicles.

Secure private garden to rear laid in neat well tended lawn and screened by perimeter fencing.

Extensive brick paved courtyard style terrace/ patio with feature curved retaining wall.

Perfect for family barbeques.

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

IMPORTANT NOTE TO ALL PURCHASERS:

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