

8 Blackrock Walk, Newtownabbey, BT36 4AQ



- Modern Detached Family Home
- 3 Bedrooms/ 1+ Reception
- Highly Regarded Modern Development
- Master Bedroom Deluxe En Suite
- Deluxe 4 Piece Family Bathroom
- Luxury Shaker Kitchen With Dining Aspect
- Modern Ground Floor Furnished Cloakroom
- Private Enclosed Garden To Rear
- Open Aspect To Front/ Cul De Sac Position
- PVC Double Glazed Windows/ Gas Fired Central Heating

PRICE Offers Over £188,950

Positioned within a quiet cul de sac enjoying an open aspect within a highly regarded modern development. This attractive double fronted detached family home enjoys a prime private cul de sac and a well planned living layout incorporating an en suite shower room, 4 piece family bathroom, furnished cloakroom and luxury shaker kitchen with dining aspect. 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

ACCOMMODATION

GROUND FLOOR

Front door into:-

ENTRANCE HALL

Quality polished porcelain tiled floor extending into kitchen/ dining area.

MODERN FURNISHED CLOAKROOM

Comprising pedestal wash hand basin with tiled splashback and button flush w.c.

LOUNGE 17'1" x 12'0"

Quality medium oak effect laminate plank flooring. Twin PVC double glazed doors to garden.

LUXURY KITCHEN WITH DINING ASPECT 17'1" x 12'0"

Equipped with a comprehensive range of high and low level shaker style fitted units with contrasting work surfaces. Integrated oven with 4 ring gas hob. Overhead extractor fan housing in stainless steel canopy. Integrated dishwasher. Plumbed for washing machine. Single drainer stainless steel sink unit. Complementary wall tiling.

UTILITY AREA/ STORAGE FACILITY 7'0" x 5'8"

FIRST FLOOR

BEDROOM 1 13'9" x 10'1"

Dual window aspect.

MODERN EN SUITE

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

BEDROOM 2 12'0" x 8'1"

BEDROOM 3 13'6" x 8'7"

LUXURY FAMILY 4 PIECE BATHROOM

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

OUTSIDE

Neat well maintained garden to front and side in lawn.

Private large parking forecourt to front.

Private enclosed garden to rear in lawn screened by perimeter fence with paved patio area perfect for evening barbeques.

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	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	

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