

## 11 Blackrock Square, Newtownabbey, BT36 4NS



- Modern First Floor Apartment
- 3 Bedrooms
- Open Plan Living/ Kitchen/ Dining Layout
- Highly Regarded Established Development
- Perfect For The Young Professional
- Luxury Contemporary Fitted Kitchen
- Modern En Suite Shower Room
- Modern 4 Piece Family Bathroom
- Gas Central Heating
- Private Shared Walled Courtyard Garden



**PRICE Offers Around £109,950**

*Positioned within a popular established development this modern first floor spacious 3 bedroom apartment will ideally suit the young professional searching for a home with a high internal specification & low outgoings at a realistic price. Enjoying a pleasant open aspect over Blackrock's housing square and a shared walled courtyard garden 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

Communal entrance door into:-

## ENTRANCE HALL

Stairs to first floor. Entrance door into:-

## WELL PRESENTED ENTRANCE HALL

Intercom door entry phone.

## OPEN PLAN LIVING/ KITCHEN/ DINING AREA 28'3" x 9'6" at max

Part laminate strip floor in living area. Enjoying views over housing square.

Contemporary fitted kitchen equipped with a comprehensive range of high level shaker style units in walnut finish and contrasting Hi-gloss low level base units. Single drainer stainless steel sink unit. A host of integrated appliances including oven with 4 ring gas hob, Overhead extractor fan housed in stainless steel canopy, fridge/ freezer and dishwasher. Plumbed for washing machine. Complimentary wall tiling and Tiled floor.

## BEDROOM 1 12'6" x 11'9"

## DELUXE EN SUITE

Comprising pedestal wash hand basin, button flush w.c. and walk in shower enclosure. Tiled floor.

## BEDROOM 2 12'7" x 8'10"

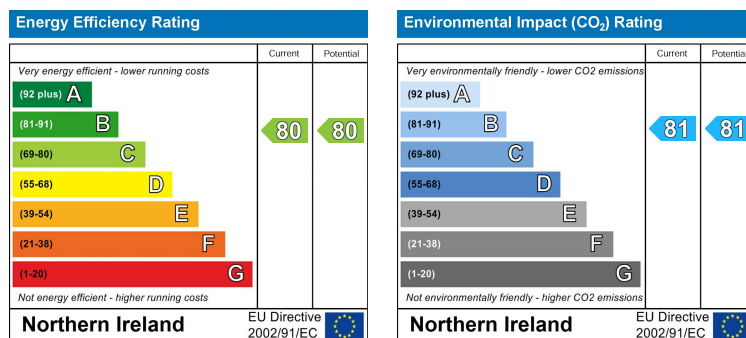
## BEDROOM 3 8'8" x 8'2"

## DELUXE 4 PIECE FAMILY BATHROOM

Comprising button flush w.c. panelled bath with tiled splashback and fully tiled shower enclosure. Part tiled walls. Tiled floor.

## OUTSIDE

Communal private shared walled courtyard terrace to rear with private utility store.



## IMPORTANT NOTE TO ALL PURCHASERS:

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

Country Estates (N.I.) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:

These particulars do not constitute any part of an offer or contract

All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I.) Ltd. or the vendor

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact

Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

The vendor does not make or give, and neither Country Estates (N.I.) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.