

18 Blackrock Row, Newtownabbey, BT36 4AD



- Modern Semi Detached
- 3 Bedrooms
- 1+ Reception Rooms
- Open Plan Living/ Kitchen/ Dining Area
- Luxury Fully Fitted Shaker Kitchen
- Highly Regarded Development
- Luxury 4 Piece Family Bathroom
- Deluxe Modern En Suite
- Furnished Ground Floor Cloakroom
- PVC Double Glazed Windows/ Gas Fired Heating

PRICE Offers Over £179,950

Beautifully presented this modern semi detached enjoys an open plan living, kitchen, dining area incorporating a fully fitted shaker kitchen with granite work surfaces, spacious lounge with wood burning stove, 4 piece family bathroom plus en suite shower room. Boasting a private enclosed garden with southerly aspect an early viewing is 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:-

WELL PRESENTED SPACIOUS ENTRANCE HALL

Tiled floor. Alarm panel, down-lights and under stair storage.

FURNISHED MODERN CLOAKROOM

Comprising corner pedestal wash hand basin with mono block tap and button flush w.c. Tiled floor.

LOUNGE 12'9" x 14'8"

Attractive Inglenook fireplace with cast iron wood burning stove with slate hearth and rustic over mantle. Dual window aspect.

OPEN PLAN LUXURY KITCHEN WITH LIVING/ DINING AREA 20'0" x 21'1"

Luxury shaker kitchen equipped with a comprehensive range of high and low level fitted units with contrasting granite work surfaces. Integrated appliances including oven with 4 ring gas hob and overhead extractor fan in stainless steel canopy, fridge/ freezer, dishwasher and washing machine. Complementary metro brick wall tiling. Dining aspect through to Family room with twin PVC double glazed doors to garden.

LANDING

Storage cupboard and access to floored roof space/loft.

FIRST FLOOR

BEDROOM 1 13'0" x 9'6"

Built in twin modern mirrored sliderobes.

MODERN EN SUITE

Comprising button flush w.c, wash hand basin in modern vanity unit with mono block tap and large shower enclosure. Tiled floor.

BEDROOM 2 11'2" x 10'6"

BEDROOM 3 9'6" x 8'5"

Built in double mirrored sliderobes (presented used as home office).

LUXURY MODERN 4 PIECE FAMILY BATHROOM

Comprising button flush w.c, wash hand basin in modern gloss vanity unit with mono block tap and tiled splashback and panelled bath with tiled splashback. Large fully tiled shower enclosure. Tiled floor. Down-lights.

OUTSIDE

Neat well maintained garden to front in lawn.

Driveway to side with ample parking.

Private enclosed garden to rear in lawn. Screened by perimeter fence to rear.

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