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# 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.

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# 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

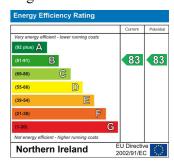
Comprising button flush w.c, wash hand basin in modern gloss vanity unit with mono block tap and tiled splashback and panelled bath with tiled splashback. Large fully tiled shower enclosure. Tiled floor. Down-lights.

# **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.



# **IMPORTANT NOTE TO ALL PURCHASERS:**

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

