



7 Blackrock Park, Newtownabbey, BT36 4AG

- Semi Detached Villa
- Lounge; Twin Windows To Front Elevation
- Bathroom With Three Piece Suite
- Furnished Cloakroom
- Fully Enclosed Rear Garden
- Two Bedrooms; Master With En Suite
- Kitchen Through Dining Room
- Gas Heating; PVC Double Glazing
- Private Double Driveway To Front
- Convenient Location; Ideal First Time Buy

Offers Over £149,950  
EPC Rating C



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Hardwood, Georgian style front door with double glazed fan light over. Tiled floor. Stairwell leading to first floor. Alarm panel.

#### LOUNGE 13'2" x 11'10"

Wood laminate floor covering. Twin windows to front elevation. Access to under stairs store. Open arch to:



## **KITCHEN THROUGH DINING ROOM 15'5" x 12'4"**

Modern fitted kitchen with range of high and low level storage units and contrasting wood block effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated gas hob with stainless steel extractor canopy over. Integrated oven, fridge freezer and slim line dishwasher. Plumbed for automatic washing machine. Gas fired central heating boiler (housed within matching unit). Splash back tiling to walls. Wood strip effect tiled flooring. PVC double glazed French patio doors to rear garden.

## **FURNISHED CLOAKROOM**

Contemporary, white two piece suite comprising pedestal wash hand basin and WC. Splash back tiling to WC. Wood strip effect tiled floor.

## **FIRST FLOOR**

### **LANDING**

Access to roof space. Built in shelved store.

### **MASTER BEDROOM widest points**

### **DELUXE EN SUITE SHOWER ROOM**

Contemporary, white three piece suite comprising panelled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled shower unit. Splash back tiling to wash hand basin. Tiled floor.

### **BEDROOM 2 widest points**

### **DELUXE BATHROOM**

Contemporary, white three piece suite comprising panelled bath, semi pedestal wash hand basin and WC. Glass shower screen, thermostat controlled mixer tap and shower attachment over bath. Splash back tiling to walls. Part tiled walls to bath area. Tiled floor. Chrome towel radiator.

## **EXTERNAL**

Private double driveway to front finished in tarmac.

Front garden in lawn with paved pathway.

External lighting.

Fully enclosed rear garden finished in lawn and paved patio area.

Outside tap.

## **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**






Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.



**Immaculately presented, two bedroom, semi detached villa with private double driveway and fully enclosed rear garden, conveniently located within the well sought after Blackrock development, Hyde Park Road, Newtownabbey. The property comprises entrance hall, lounge with twin windows to front elevation, open arch to kitchen through dining room with modern fitted kitchen, furnished cloakroom, two well proportioned first floor bedrooms, to include master with en suite shower room, and bathroom with white three piece suite. Externally the property enjoys private double driveway to front finished in tarmac and fully enclosed rear garden finished in paved patio area and paved patio area. Other attributes include gas fired central heating, PVC double glazing, convenient location and being on a bus route to Belfast city centre. Ideal first time buy. Early viewing highly recommended to avoid disappointment.**

### Energy Efficiency Rating

|   | Current   | Potential |
|---|---|-----------|
| Very energy efficient - lower running costs |   |           |
| (92 plus) <b>A</b>                          |   |           |
| (81-91) <b>B</b>                            | <b>80</b>   | <b>80</b> |
| (69-80) <b>C</b>                            |   |           |
| (55-68) <b>D</b>                            |   |           |
| (39-54) <b>E</b>                            |   |           |
| (21-38) <b>F</b>                            |   |           |
| (1-20) <b>G</b>                             |   |           |
| Not energy efficient - higher running costs |   |           |
| <b>Northern Ireland</b>                     | EU Directive 2002/91/EC  |           |

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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