



14 Blackrock Row, Newtownabbey, BT36 4AD

- Semi Detached Villa
- Lounge; Wood Burning Stove
- Deluxe Bathroom With White Suite
- Furnished Cloakroom
- South Facing Rear Garden
- Three Bedrooms; Principal En Suite
- Kitchen Through Dining Room
- Gas Heating; PVC Double Glazing
- Private Driveway Finished In Tarmac
- Convenient Location; Immaculately Presented

Offers Over £179,950

EPC Rating B



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Georgian style, hardwood front door with double glazed fan light over. Tiled floor. Feature height ceilings throughout. Stairwell to first floor. Access to under stair store. Georgian style panelled internal doors, with moulded skirting and architrave.

#### FURNISHED CLOAKROOM

White two piece suite comprising pedestal wash hand basin and WC. Splash back tiling to sink. Tiled floor.

#### LOUNGE 14'8" x 10'8"

Twin windows to front elevation. Cast iron wood burning stove on granite hearth.



## **KITCHEN THROUGH DINING ROOM 17'8" x 12'7" (wps)**

Luxury fitted kitchen with range of high and low level storage units in hand painted hardwood door and contrasting wood grain effect melamine work surface. Matching breakfast bar area. Stainless steel sink unit. Integrated gas hob with stainless steel extractor hood over. Integrated oven, fridge freezer and dishwasher. Plumbed for automatic washing machine. Gas fired central heating boiler (housed within matching unit). Integrated wine rack. Tiled splash back to hob area, with upstands to match work surface elsewhere.

## **FIRST FLOOR**

### **LANDING**

Access to shelved store and roof space.

## **PRINCIPAL BEDROOM 13'8" x 10'1" (wps)**

Twin windows to front elevation.

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

Contemporary white three piece suite comprising fully tiled shower cubicle, semi pedestal wash hand basin and WC. Splash back tiling to sink.

## **BEDROOM 2 9'10" x 9'6"**

## **BEDROOM 3 9'10" x 7'9"**

### **DELUXE BATHROOM**

White three piece suite comprising panelled bath/shower, semi pedestal wash hand basin and WC. Glass shower screen over bath. Part tiling to walls. Chrome towel radiator. Tiled floor.

## **EXTERNAL**

Front garden in lawn with estate fencing to boundary.

Private driveway finished in tarmac.

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

Seamless aluminium guttering.

External lighting.

Outside tap.

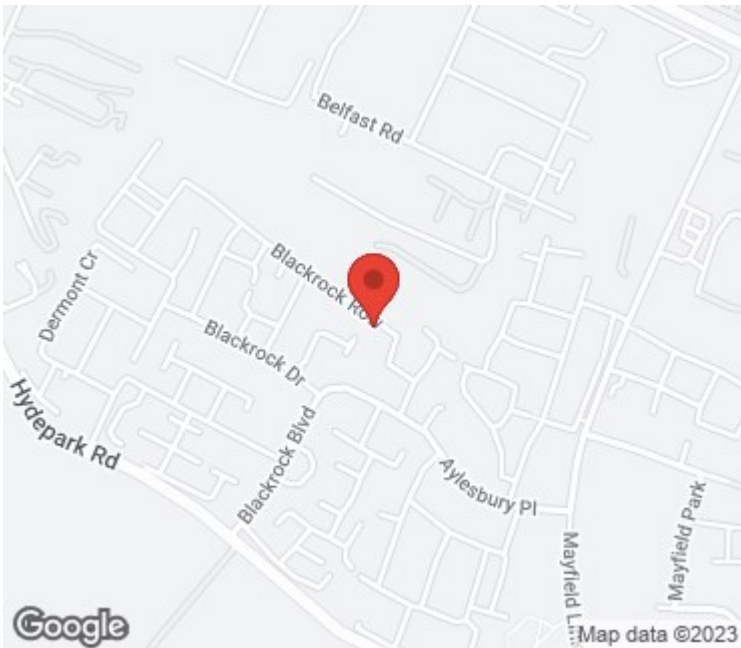
## **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

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, Georgian style, three bedroom semi detached villa with private driveway and south facing rear garden, located within the highly sought after Blackrock development, Hydepark Road, Newtownabbey. The property comprises entrance hall, furnished cloakroom, lounge with cast iron wood burning stove, kitchen through dining room with luxury fitted hand painted kitchen, three well proportioned first floor bedrooms, to include principal with en suite shower room, and deluxe bathroom with white three piece suite. Other attributes include gas fired central heating, PVC double glazing, feature height ceilings throughout, and being on bus route to Belfast city centre. Early viewing highly recommended.**



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

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