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# 4 Blackrock Drive, Newtownabbey, BT36 4AN

- Semi Detached Home
- Lounge; Separate Sun Lounge
- Deluxe Bathroom With Four Piece Suite
- Furnished Cloakroom
- Enclosed, South-West Facing Rear Garden
- Three Bedrooms; Principal With En Suite
- Kitchen Through Dining Room
- Gas Heating; PVC Double Glazing
- Generous Sized Private Driveway
- Convenient Location; Immaculately Presented

Offers Over £239,950

EPC Rating C

# 4 Blackrock Drive, Newtownabbey, BT36 4AN

## PROPERTY DESCRIPTION

### ACCOMMODATION

### ENTRANCE HALL

Hardwood, Georgian style, panelled front entrance door. Tiled floor. Stairwell leading to first floor.

### FURNISHED CLOAKROOM

White, two piece suite comprising semi pedestal wash hand basin and WC. Tiled splashback to sink. Tiled floor.

### LOUNGE 14'7" x 12'5"

Cast iron, multi fuel burning stove set on slate tile hearth with matching trim surround. Twin PVC double glazed windows to front elevation. Part wood panelled walls. Wood laminate floor covering.

[redacted]

[redacted]

## KITCHEN THROUGH DINING ROOM 19'8" x 12'3"

Modern fitted kitchen with range of high and low level storage units and contrasting wood block effect melamine work surface. Ceramic 1.5 bowl sink unit with matching draining bay and retractable mixer tap over. Integrated, four ring gas hob with stainless steel extractor canopy over. Integrated oven. Integrated fridge freezer. Plumbed and space for washing machine. Integrated slim line dishwasher. Gas fired central heating boiler (housed within matching unit). Splashback tiling to walls. Tiled floor throughout. Recessed spotlights. Open to:

## SUN LOUNGE 9'8" x 7'8"

Tiled floor. PVC double glazed French patio doors leading to rear garden. Recessed spotlights.

## FIRST FLOOR

## LANDING

Access via slingsby style ladder to partially floored roof space with light. Built in store.

## PRINCIPAL BEDROOM 13'2" x 10'9" (wps)

Low drop, PVC double glazed window to front elevation.

## DELUXE EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising fully tiled shower enclosure, semi pedestal wash hand basin and WC. Thermostat controlled shower unit. Splashback tiling over sink. Tiled floor.

## BEDROOM 2 11'1" x 10'5"

## BEDROOM 3 9'6" x 8'6" (wps)

## DELUXE FAMILY BATHROOM

White, four piece suite comprising panelled bath, separate fully tiled shower enclosure, semi pedestal wash hand basin and WC. Thermostat controlled shower unit. Splashback tiling to bath and sink. Tiled floor.

## EXTERNAL

Generous sized private driveway finished in tarmac.
Front garden finished in lawn with paved pathway.
External lighting.
Fully enclosed, south-west facing rear garden finished in lawn, paved patio area and raised shrub bed.
Outside tap.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures,

Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

[redacted]

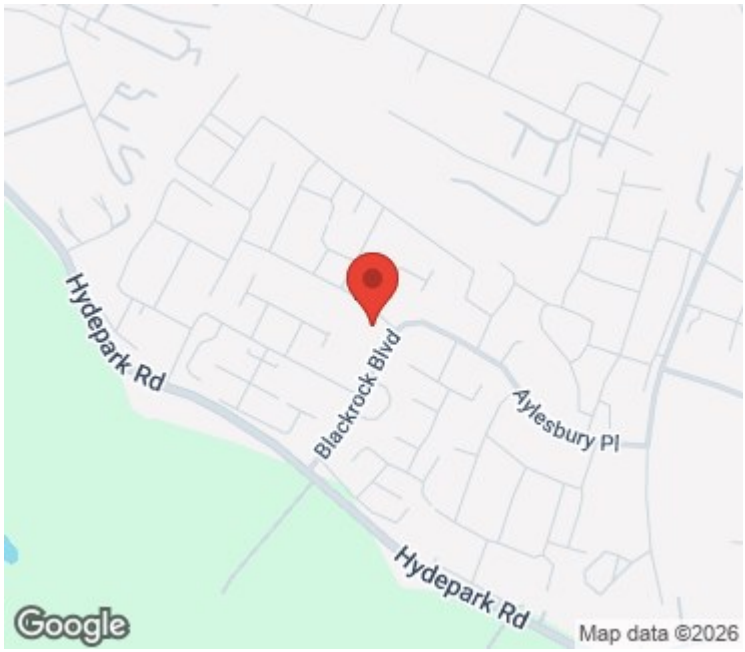
***Immaculately presented, Georgian style, three bedroom, two reception, semi detached home with generous sized private driveway and fully enclosed, south-west facing rear garden, situated within the well sought after and conveniently positioned, Blackrock development, Mallusk, Newtownabbey.***

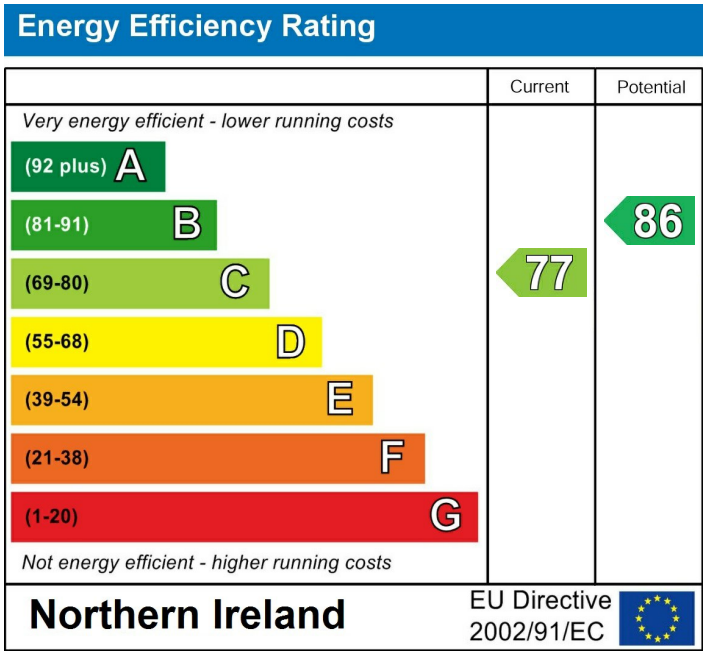
***The property comprises entrance hall, furnished cloakroom, lounge with cast iron multi fuel burning stove, modern fitted kitchen through dining room open to sun lounge, three well-proportioned first floor bedrooms, to include principal bedroom with en suite shower room, and separate family bathroom, with white four piece suite.***

***Externally, the property enjoys generous sized private driveway finished in tarmac, front garden finished in lawn, and fully enclosed, south-west facing rear garden finished in lawn, paved patio area and raised shrub bed.***

***Other attributes include gas fired central heating, PVC double glazing, and convenient location.***

***Early viewing highly recommended to avoid disappointment.***

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