



Blackrock Square,

**Offers in the region of  
£172,500**



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# Blackrock Square, Newtownabbey, County Antrim

## Offers in the region of £172,500

Reeds Rains are delighted to present for sale this well presented spacious end townhouse located in the much sought after Blackrock development, Newtownabbey. This property comprises lounge, spacious kitchen with diner, utility room and WC all to the ground floor. This townhouse offers three first floor bedrooms (master with ensuite) and modern bathroom. Stairs to the second floor offering superb double room with bespoke fitted furniture and spacious ensuite. This property boasts a superb garden to the rear with allocated bay parking. Gas central heating and double glazed throughout. Early viewing recommended.

### ENTRANCE HALL

Complete with tiled floor.

### DOWNSTAIRS WC

Downstairs WC and wash hand basin complete with tiled flooring.

### LOUNGE

4.19m x 3.48m (13'9" x 11'5")

Naturally bright and spacious lounge complete with feature open fire with tiled hearth. Complete with laminate flooring.

### KITCHEN WITH CASUAL DINING AREA

5.00m x 4.50m (@ Widest Points) (16'5" x 14'9" (@ Widest Points))

Extensive range of high and low level units with complimentary worktop surfaces. One and half bowl stainless steel sink and drainer unit. Gas hob with stainless steel extractor fan overhead. Built in oven. Integrated fridge freezer and integrated dishwasher. Complete with tiled flooring and recessed spotlighting. Built in understair storage cupboard. Ample casual dining space with double doors to beautiful rear garden and patio.

### UTILITY ROOM

Range of kitchen units with stainless steel sink. Plumbed with for kitchen appliances. Gas Boiler. Access to rear garden.

### STAIRS TO FIRST FLOOR LANDING

### BEDROOM ONE

3.51m x 3.18m (11'6" x 10'5")

### ENSUITE SHOWER ROOM

Three piece shower room comprising ceramic tiled flooring and walls, dual flush WC, wall mounted wash hand basin and shower cubicle with over head shower. Chrome heated towel rail.

### BEDROOM TWO

3.23m x 3.18m (10'7" x 10'5")

### BEDROOM THREE

2.59m x 1.75m (8'6" x 5'9")

Currently used as home office.

### MODERN BATHROOM SUITE

Four piece contemporary bathroom suite comprising panelled bath, dual flush WC, pedestal wash hand basin with chrome mono tap and corner shower cubicle with overhead shower. Chrome heated towel rail. Complete with tiled flooring.

### STAIRS TO SECOND FLOOR LANDING

Velux window. Built in eave storage.

### BEDROOM FOUR

4.47m x 3.71m (14'8" x 12'2")

Spacious bedroom to the second floor with superb range of bespoke fitted furniture.

### ENSUITE SHOWER ROOM

Three piece shower room comprising ceramic tiled flooring and walls, dual flush WC, wall mounted wash hand basin and shower cubicle with over head shower. Velux window. Chrome heated towel rail.

### EXTERNALLY

### ALLOCATED PARKING TO THE REAR

Twin bay allocated parking with gated entrance to rear garden.

### ENCLOSED REAR GARDEN

Superb well maintained rear garden with paved patio area and neat lawn. Gated access to bay parking to the rear.



For full EPC please contact the branch

