

## 32 Blackrock Drive, Newtownabbey, BT36 4AN

**For Sale**  
Offers Over  
**£159,950**

An excellent opportunity to purchase this beautifully presented semi-detached villa located in the ever popular Blackrock Drive. The property offers bright accommodation and the layout presents 3 double bedrooms. We strongly recommend early viewing to fully appreciate all this home has to offer.



Energy Efficiency Rating B.

**T:** 028 9080 0000





Very energy efficient - lower running costs		Current	Potential
<b>A</b>	92 plus		
<b>B</b>	81-91	83	83
<b>C</b>	69-80		
<b>D</b>	55-68		
<b>E</b>	39-54		
<b>F</b>	21-38		
<b>G</b>	1-20		
Not energy efficient - higher running costs			

- Impressive semi-detached villa in a highly popular residential development
- 3 Double bedrooms (Master with en-suite shower room)
- Spacious lounge with feature contemporary fireplace with electric fire
- Modern fitted kitchen with internal opportunity open plan to;
- Casual dining area with French doors to rear
- Ground floor WC
- Modern white bathroom suite
- Double glazing in uPVC frames
- Gas fired central heating
- Neat south facing garden to rear



The property comprises of

## GROUND FLOOR

**ENTRANCE HALL** Hardwood front door, ceramic tiled flooring.

**LOUNGE** 13' 1" x 11' 10" (3.99m x 3.61m)  
Laminate wood flooring, feature contemporary fireplace with electric fire.

**KITCHEN** 15' 5" x 12' 4" (4.7m x 3.76m)  
(At max) Shaker style range of high and low level units, rounded edge worksurfaces, single drainer stainless steel sink unit, mixer tap, vegetable sink, built-in stainless steel oven and hob, stainless steel extractor fan and canopy, plumbed for washing machine, integrated fridge/freezer, integrated dishwasher, gas fired boiler, wall lights, ceramic tiled flooring. Casual dining area with French doors to rear.

**GROUND FLOOR WC** Low flush WC, pedestal wash hand basin, tiled splashback, ceramic tiled flooring, chrome heated towel rail, extractor fan.

## FIRST FLOOR

**LANDING** Shelved linen cupboard.

**BEDROOM (1)** 12' 1" x 11' 10" (3.68m x 3.61m)

**EN-SUITE SHOWER ROOM** Glazed shower cubicle with thermostatically controlled shower, low flush WC, pedestal wash hand basin, tiled splashback, ceramic tiled flooring, chrome heated towel rail, extractor fan.

**BEDROOM (2)** 15' 5" (or 8' 7") x 8' 5" (4.7m x 2.62m)

**BATHROOM** White suite comprising of panelled bath, pedestal wash hand basin, tiled splashback, low flush WC, extractor fan, chrome heated towel rail, ceramic tiled flooring.

## SECOND FLOOR LANDING

**BEDROOM (3)** 15' 7" x 11' 8" (4.75m x 3.56m)  
(At max points) Access to roofspace, velux window.

## OUTSIDE

Front open plan in lawn, driveway.

Garden to rear in lawn, paved patio area, outside light and tap.



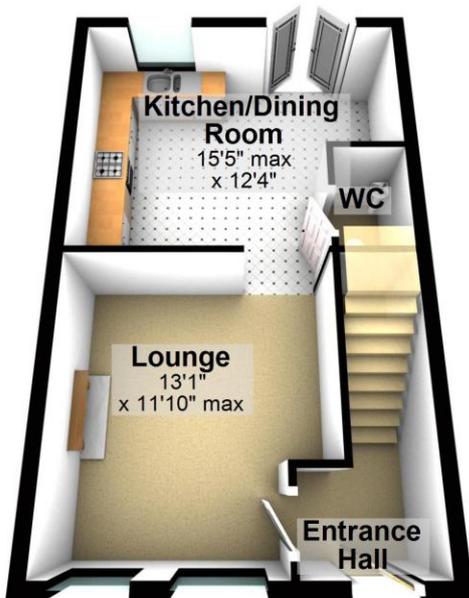




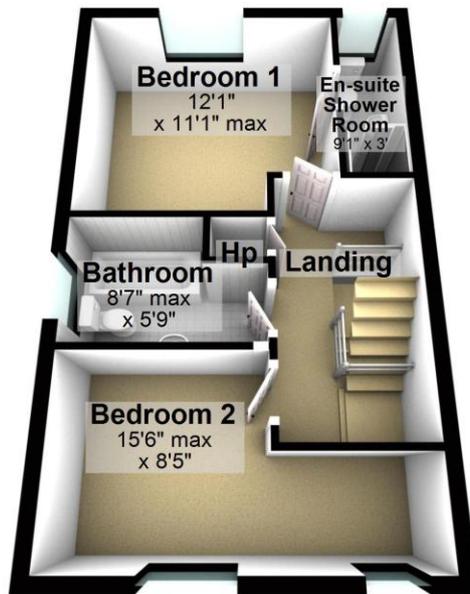




**Ground Floor**



**First Floor**



**Second Floor**



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Respect**

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**Please  
call in or  
contact us  
for any  
advice**

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