



## 8 Blackrock Park Mallusk, Newtownabbey, BT36 4AG

**Offers Around  
£229,950**

We are delighted to offer for sale this extremely well presented and deceptively spacious semi detached villa which is located in this much sought after development just off the Hydepark Road, Mallusk and will ideally suit the growing family,

Inside the accommodation comprises; entrance hall with furnished cloakroom, large lounge with feature hole in wall style fireplace with wood burning stove and a modern fitted kitchen / diner with built in oven & hob, space for appliances and pvc double glazed double doors to rear.

Upstairs there are four bedrooms. master ensuite and a separate bathroom with modern white suite

Other benefits include pvc double glazing and gas heating

Outside there is a driveway, garden to front in lawn and a good garden to rear in lawn with paved patio area.

Early viewing recommended!!

# 8 Blackrock Park

## Mallusk, Newtownabbey, BT36 4AG



- Semi Detached Villa
- 4 Beds Master Ensuite
- Large Lounge
- Luxury Kitchen / Diner
- Downstairs WC
- Modern White Bathroom
- PVC Double Glazing / Gas
- Driveway & Gardens

### ACCOMMODATION COMPRISES

#### GROUND FLOOR

##### ENTRANCE HALL

Wood laminate flooring, radiator, under stairs storage

##### FURNISHED CLOAKROOM

Low flush wc, semi pedestal wash hand basin, tiled floor

##### LOUNGE

16'5" x 12'6" (5.00m" x 3.81m")  
Feature hole in wall style fireplace, wood burning stove, wood laminate flooring, radiator

##### KITCHEN / DINER

19'9" x 14'4" (6.02m" x 4.37m")  
Modern range of shaker style high and low level units, formica worktop, basin and a half 11'2" x 9'0" (3.40m" x 2.74m") stainless steel sink unit, built in stainless steel Radiator under oven, stainless steel gas hob, stainless steel extractor fan, integrated fridge / freezer

and dishwasher, plumbed for washing machine, partly tiled walls, tiled floor, radiator, pvc double glazed double doors to rear

#### FIRST FLOOR

##### LANDING

##### BEDROOM 1

13'6" x 9'1" at widest (4.11m" x 2.77m" at widest )  
Wall to wall built in wardrobes and cupboards, radiator

##### ENSUITE

Shower cubicle, thermostatic shower, semi pedestal wash hand basin, low flush wc, tiled floor, chrome heated towel radiator

##### BEDROOM 2

##### BEDROOM 3

9'10" x 9'0" at widest (3.00m" x 2.74m" at widest )  
Radiator

##### BEDROOM 4

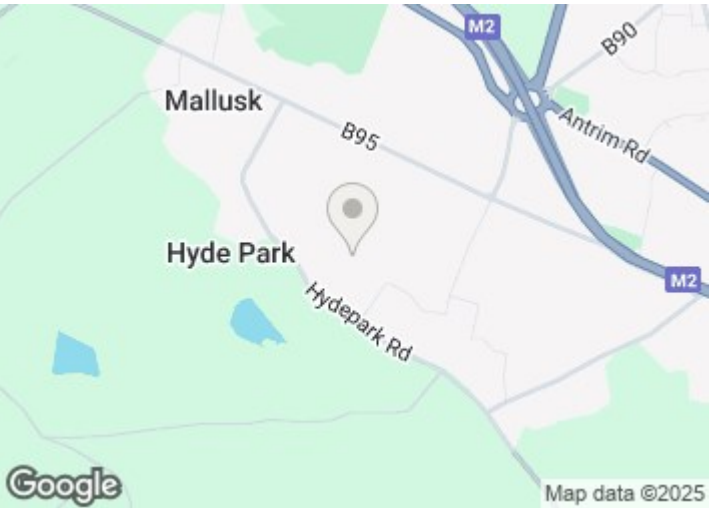
9'9" x 8'3" (2.97m" x 2.51m")  
Radiator

##### BATHROOM

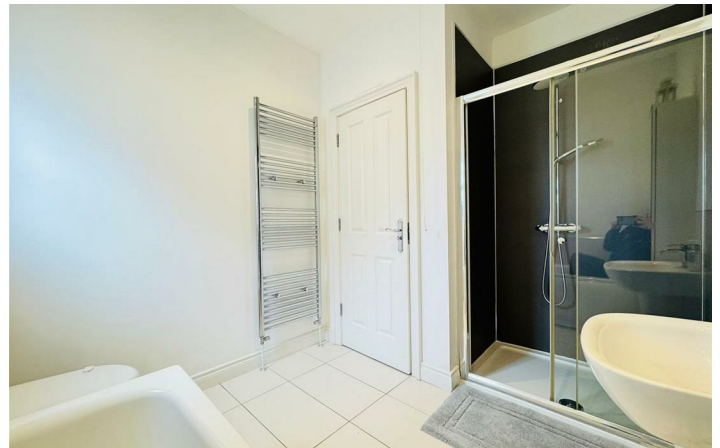
Modern white suite comprising panelled bath, semi pedestal wash hand basin, low flush wc, separate shower cubicle, thermostatic shower, tiled floor, chrome heated towel radiator

##### OUTSIDE

Driveway  
Garden to front in lawn  
Good garden to rear in lawn with paved patio area



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	79
(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	



**\*\*Please note that the any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order\*\***

Questions you may have.

WHICH MORTGAGE WILL SUIT ME BEST?

HOW MUCH DEPOSIT WITH I NEED?

WHAT ARE MY MONTHLY REPAYMENTS GOING TO BE?

To answer these and other mortgage related questions contact 02890833295. Your home may be repossessed if you do not keep up your repayments on your mortgage.

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