



## 3 Blackrock Grove, Newtownabbey, BT36 4NA

- Spacious First Floor Apartment
- Lounge Through Dining Room
- Deluxe Bathroom
- Immaculately Presented Throughout
- Convenient Location
- Three Bedrooms; Principal En Suite
- Modern Fitted Kitchen; Utility Room
- Gas Heating; PVC Double Glazing
- Views Over Landscaped Green
- Ideal First Time Buy / Buy To Let Investment

Offers Over £134,950

EPC Rating B



3 Blackrock Grove, Newtownabbey, BT36 4NA



## PROPERTY DESCRIPTION

### ACCOMMODATION

#### COMMUNAL ENTRANCE HALL

Georgian style panelled hardwood front door. Intercom entry system. Tiled floor. Stairwell to upper floors.

#### PRIVATE ENTRANCE HALL

Georgina style front door, and matching internal doors. Wood laminate floor cover covering. Access to store.

#### LOUNGE THROUGH DINING ROOM 25'6" x 11'8"

Dual aspect Georgian style windows. View over landscaped communal green. Wood laminate floor covering.





### **KITCHEN 10'0" x 7'6"**

Modern fitted kitchen with range of high and low level storage units and contrasting wood block effect melamine work surface. Matching island unit. Stainless steel 1.5 bowl sink unit with draining bay. Integrated gas hob, with stainless steel extractor hood over. Integrated oven, fridge freezer and dishwasher. Splash back tiling to walls. Gas fired central heating boiler (housed within matching unit (fitted new 2022)).

### **UTILITY ROOM 6'6" x 3'11"**

Melamine work surface to match kitchen. Plumbed for automatic washing machine. Space for tumble dryer. Fitted shelving units. Splash back tiling to walls. Tiled floor.

### **PRINCIPAL BEDROOM 11'1" x 10'5"**

Fitted wardrobes, storage units and shelving. View towards landscaped green.

### **EN SUITE SHOWER ROOM**

White three piece suite comprising panelled shower enclosure, semi pedestal wash hand basin and W.C. Thermostat controlled shower unit. Chrome towel radiator. Tiled floor.

### **BEDROOM 2 10'11" x 10'2"**

Fitted wardrobes, storage units and shelving.

### **BEDROOM 3 14'11" x 10'7"**

Range of fitted storage units. View towards landscaped green.

### **DELUXE FAMILY BATHROOM**

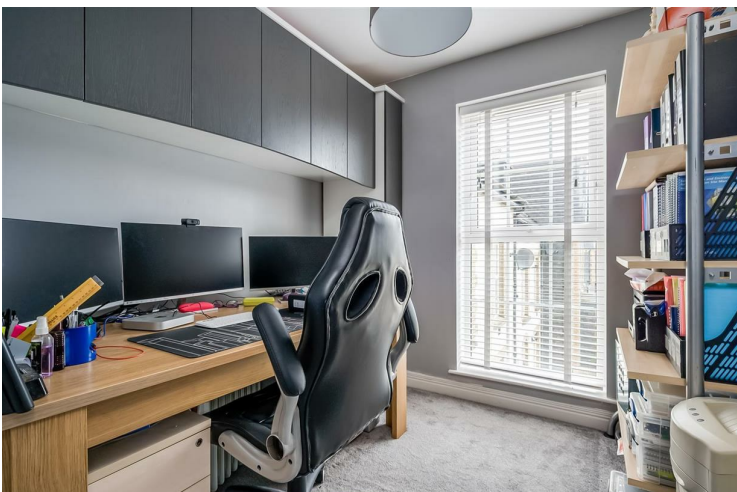
White four piece suite comprising panelled bath, separate panelled shower enclosure, semi pedestal wash hand basin and W.C. Thermostatic controlled shower unit. Chrome towel radiator. Splash back tiling to walls. Tiled floor.

### **EXTERNAL**

Communal gardens.  
Communal parking.  
Regular bus service to Belfast city centre.

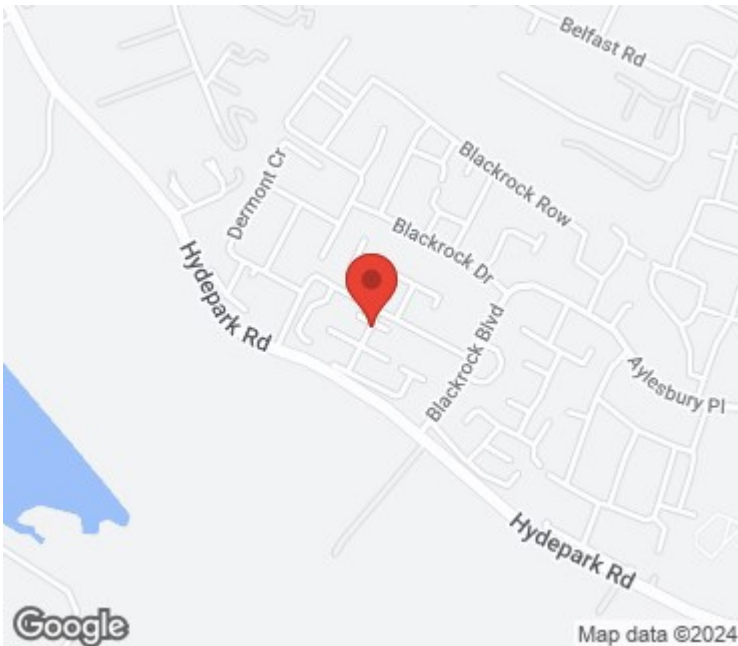
### **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

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, spacious, three-bedroom, first floor apartment located within the well sought after Blackrock development, Hydepark Road, Newtownabbey. The property comprises communal entrance hall, private entrance hall, open plan lounge through dining room, kitchen recess with modern fitted kitchen, separate utility room, three well-proportioned bedrooms, to include principal en suite, and deluxe family bathroom with white four-piece suite. Externally the property enjoys communal gardens and communal parking. Other attributes include gas heating (new boiler fitted 2022), PVC double glazing, comprehensive range of quality fitted bedroom furniture, views over landscaped green, and regular bus route to Belfast city centre. Early viewing highly recommended.*



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	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 and 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

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