



47 Blackrock Crescent

Newtownabbey , BT36 4AY

Offers over £234,950



Welcome to 47 Blackrock Crescent, a beautifully finished three-bedroom semi-detached home nestled within a recently constructed cul-de-sac in one of Newtownabbey's most desirable areas. Ideally located for commuters, this impressive property offers quick and easy access to the M2 at Sandyknowes, providing a smooth journey to Belfast City Centre and beyond. Inside, the home boasts a spacious lounge with a feature electric fire, a stylish shaker-style kitchen open plan to an informal dining area and bright sunroom, along with a convenient downstairs W.C., an ensuite master bedroom, and a contemporary four-piece family bathroom suite. The second floor offers excellent potential, already set up for a five-bedroom conversion with full-height ceilings—perfect for growing families or those seeking extra space. Combining modern design, flexibility, and a prime location, this is an ideal home for first-time buyers and young families alike.

HALLWAY 18'8 x 6'6 (5.69m x 1.98m)
Hardwood front door with glazed insets. Tiled flooring. Feature wood paneling. Access to storage.

TOILET 2'11 x 6'1 (0.89m x 1.85m)
White suite comprising low flush W/C. Vanity style sink unit with mixer taps. Wood paneling. Tiled flooring.

LIVING ROOM 10'4 x 15' (3.15m x 4.57m)
Feature electric fire. Laminate herringbone flooring. Cornice ceilings.

FITTED KITCHEN 17'2 x 13'7 (5.23m x 4.14m)
Shaker style kitchen with a range of high and low level units, contrasting formica worktops with matching upstand. Composite 1.5 sink bowl unit with drainer and mixer taps. Stainless steel angled extractor fan. Integrated gas hob. Integrated electric oven. Integrated fridge freezer. Integrated dishwasher. Tiled flooring. Access to rear garden. Recessed spotlights.

SUNROOM 9'11 x 9 (3.02m x 2.74m)
Access to rear garden via double doors. Tiled flooring.

FIRST FLOOR

LANDING 10'1 x 13'1 (3.07m x 3.99m)
Access to storage. Access to second floor.

STORAGE 2 x 3'2 (0.61m x 0.97m)

BEDROOM 1 11'8 x 10'4 (3.56m x 3.15m)
Feature wood paneling.

ENSUITE 5'1 x 6'6 (1.55m x 1.98m)
White suite comprising fully enclosed shower unit. Low flush W/C. Vanity style sink unit with mixer taps. Heated chrome towel rail. Tiled flooring. Tiled splashback.

BEDROOM 2 10'4 x 10 (3.15m x 3.05m)

BEDROOM 3 10' x 6'5 (3.05m x 1.96m)

BATHROOM 6'9 x 7'9 (2.06m x 2.36m)
White four piece suite comprising paneled bath with mixer taps. Fully enclosed shower unit. Low flush W/C. Vanity style sink unit with mixer taps. Heated chrome towel rail. Tiled flooring. Tiled splashback.

OUTSIDE
Rear enclosed laid in lawns and feature paved seating area. Outdoor tap. Outdoor light.

Front laid in lawns, pebbled flowerbeds. Tarmac finished driveway for multiple cars.

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Do you need a mortgage to finance the property? Contact Nest Mortgages on 02893 438092.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Northern Ireland			Northern Ireland		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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