



SALE AGREED

48 Blackrock Drive

Newtownabbey, BT36 4AN



Offers over £229,950



Situated within the ever-popular Blackrock development in Newtownabbey, 48 Blackrock Drive enjoys an excellent location with convenient access to the motorway network, making it ideal for commuters while also benefiting from close proximity to local towns, schools and everyday amenities. Renowned for its quiet surroundings and strong appeal, Blackrock continues to attract first time buyers, growing families, home movers and downsizers alike.

Beautifully presented and maintained to a high standard throughout, this impressive semi-detached home is truly move-in ready. Internally, the property offers a bright and spacious living room complete with a charming wood burning stove, a modern fitted kitchen with informal dining area, convenient downstairs W/C, three well-proportioned bedrooms including a principal bedroom with ensuite shower room, and a contemporary family bathroom.

Externally, the home benefits from an enclosed rear garden ideal for relaxing or entertaining, along with a private driveway providing off-street parking for multiple cars.

HALLWAY 18'7 x 6'6 (5.66m x 1.98m)
Hardwood front door. Ceramic tiled flooring. Access to storage.

DOWNSTAIRS W/C 2'11 x 6'10 (0.89m x 2.08m)

LIVING ROOM 14'8 x 10'8 (4.47m x 3.25m)
Feature wood burning stove. Engineered wood effect flooring.

FITTED KITCHEN 17'8 x 12'7 (5.38m x 3.84m)
Range of high and low level units with contrasting formica worktops. Stainless steel 1.5 bowl sink unit with drainer and mixer taps. Integrated gas hob. Integrated oven. Stainless steel extractor fan. Integrated fridge freezer. Integrated dishwasher. Tiled splash back. Tiled flooring. Recessed spotlights. Access to rear garden.

FIRST FLOOR

BEDROOM 1 13'8 x 10'1 (4.17m x 3.07m)

ENSUITE 6'2 x 5'8 (1.88m x 1.73m)
White suite comprising fully enclosed shower unit. Low flush W/C. Semi pedestal wash hand basin with mixer taps. Tiled flooring. Tiled splashback. Recessed spotlights.

BEDROOM 2 9'9 x 9'6 (2.97m x 2.90m)

BEDROOM 3 7'9 x 9'9 (2.36m x 2.97m)

BATHROOM 5'10 x 7'1 (1.78m x 2.16m)
White suite comprising paneled bath with mixer taps and overhead shower. Low flush W/C. Semi pedestal wash hand basin with mixer taps. Tiled splashback. Tiled flooring. Recessed spotlights.

LANDING 11'4 x 7'1 (3.45m x 2.16m)
Access to storage. Access to roofspace.

STORAGE 3'1 x 2'9 (0.94m x 0.84m)

OUTSIDE

Enclosed rear garden with laid in lawn bordered by flower beds and feature paved seating area.

Outdoor lighting. Outdoor tap. EV charger.

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

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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		
		79			83
Northern Ireland EU Directive 2002/91/EC			Northern Ireland EU Directive 2002/91/EC		

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