



FOR SALE

68 Kingsmoss Road

Newtownabbey, BT36 4TN

Offers over £434,950



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Welcome to 68 Kingsmoss Road, a beautifully presented detached family home set within a peaceful rural location, whilst enjoying the warmth and character of a small established community of neighbouring homes. Ideally positioned close to Ballyrobert Village and within easy reach of both Ballyclare and Newtownabbey, this impressive property offers the perfect balance of countryside living and everyday convenience.

This spacious four-bedroom home has been thoughtfully designed for modern family life, featuring a superb master bedroom with ensuite bathroom, alongside a contemporary main family bathroom suite. The ground floor offers excellent living accommodation including two reception rooms, a bright open plan kitchen and dining area with attractive shaker-style kitchen, flowing seamlessly into the sunroom — creating the ideal space for entertaining and relaxed family living. A downstairs W/C and separate utility room further enhance the practicality of the home.

Externally, the property benefits from a detached single garage, generous rear garden and a paved seating area perfect for outdoor dining and enjoying the surrounding setting. Additional features include a beam vacuum system, oil-fired central heating with underfloor heating, and a spacious loft area offering excellent potential for conversion into an additional bedroom or living space, subject to the necessary approvals.

Offering spacious accommodation, modern comforts and an enviable location close to local schools and amenities, 68 Kingsmoss Road is the

perfect home for growing families seeking both space and convenience.

HALLWAY

20'10 x 7'6 (6.35m x 2.29m)

uPVC Georgian style front door with feature glazed insets. Ceramic tiled flooring.

LIVING ROOM

11'8 x 17'5 (3.56m x 5.31m)

Feature electric fire. Laminate wood effect flooring.

LOUNGE

11'8 x 17'5 (3.56m x 5.31m)

Laminate wood effect flooring.

FITTED KITCHEN

26'5 x 11'4 (8.05m x 3.45m)

Shaker style kitchen with contrasting marble worktops and matching upstand. Stainless steel 1.5 sink unit with drainer and mixer taps. Integrated oven. Integrated electric hob. Integrated stainless steel extractor fan. Integrated fridge freezer. Integrated dishwasher. Feature island with breakfast bar area. Recessed spotlights.

SUNROOM

12'3 x 12'5 (3.73m x 3.78m)

Ceramic tiled flooring. Patio doors to rear garden.

UTILITY

5'10 x 8'3 (1.78m x 2.51m)

Range of high and low level units with formica worktops. Space for washing machine. Space for tumble dryer. Tiled flooring. Access to rear garden.

TOILET

3'2 x 5'10 (0.97m x 1.78m)

White suite comprising vanity style sink unit with mixer taps. Low flush W/C. Partially tiled walls. Tiled flooring.

FIRST FLOOR

BEDROOM 1

12'1 x 17'5 (3.68m x 5.31m)

Built in sliderobes.

ENSUITE

7'11 x 7'6 (2.41m x 2.29m)

White suite comprising fully enclosed mains shower. Vanity style sink unit with mixer taps. Low flush W/C. Heated chrome towel rail. Tiled flooring. Partially tiled walls. Recessed spotlights.

BEDROOM 2

16' x 12' 1 (4.88m x 3.66m 0.30m)

BEDROOM 3

12'11 x 12'2 (3.94m x 3.71m)

BEDROOM 4

11'4 x 12'1 (3.45m x 3.68m)

LANDING

15'9 x 10'11 (4.80m x 3.33m)

Access to storage. Access to roofspace which can be converted. Slingsby ladders.

STORAGE

2'11 x 2'6 (0.89m x 0.76m)

BATHROOM

7'6 x 7'8 (2.29m x 2.34m)

White suite comprising paneled bath with shower and mixer taps. Vanity style sink unit with mixer taps. Low flush W/C. Partially tiled walls. Tiled flooring. Recessed spotlights.

GARAGE

14'7 x 20' 5 (4.45m x 6.10m 1.52m)

Up and over door. Light and power.

OUTSIDE

Enclosed rear garden with laid in lawns. Paved seating area. Outdoor lighting. Outdoor tap.

Tarmac finished driveway for multiple vehicles.



Road Map



Hybrid Map



Terrain Map



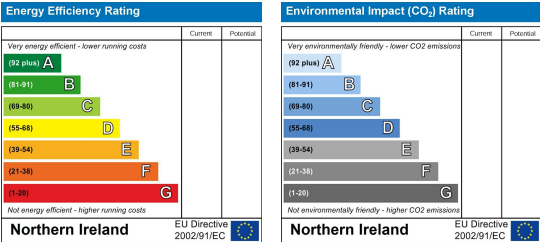
Floor Plan



Viewing

Please contact our Nest Estate Agents Office on 02893438090 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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