

8 Cullyburn Road, Newtownabbey, BT36 5BN



PRICE Offers Over £685,000

Situated on a prime mature landscaped site extending to circa 0.33 acre. This superb contemporary styled detached family home was designed and built by the present vendors. Enjoying a well planned living layout comprising 4 or 5 bedrooms, spacious lounge, open plan living / kitchen / dining layout, ground floor bathroom, first floor shower room, master suite with dressing room, ensuite and private balcony that enjoys far reaching views extending towards Belfast Lough and the County Down coastline. This energy efficient home boasts features such as dual heating (ground source heat pump & LPG gas), underfloor heating on ground floor and an air re-circulation system. Externally there are well tended landscaped gardens and a detached double garage with a fully floored loft area perfect for a variety of uses this impressive home will not fail to impress. Perfectly positioned in an idyllic country location yet Belfast city centre is within a 15 minute commute. An early viewing is advised.

> Sales > New Homes > Commercial > Rentals > Mortgages

Antrim
12 Church Street
Antrim
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
Ballyclare
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
Glengormley
BT36 5EU
Tel: (028) 9083 0803

- **Contemporary Styled Modern Family Home/ Extensive Prime Site Extending to Circa 0.33 Acre**
 - **4/ 5 Bedrooms/ 3+/ 2+ Reception**
- **Panoramic Views Extending Towards Belfast Lough & County Down Coastline**
- **Luxury Open Plan Living / Kitchen / Dining Layout/ Luxury Kitchen with Centre Island**
 - **Master Suite With Dressing Room, Ensuite & Private Balcony**
 - **Detached Double Garage with Floored Loft Area**
- **Ground Floor Deluxe Bathroom / First Floor Deluxe Shower Room/ Ground Floor Furnished Cloakroom**
 - **Double Glazing (Aluminium & PVC Frames) / Modern Utility Room**
 - **Reception Style Hall with Vaulted Full Height Ceiling/ Gallery Landing**
- **Dual Heating Ground Source Heat Pump & Tanked LPG/ Underfloor Heating on Ground Floor / Re Circulation Air System**



ACCOMMODATION

GROUND FLOOR

Composite front door with full height double glazed side screens into:-

SPACIOUS RECEPTION STYLE ENTRANCE HALL

With feature full height vaulted ceiling and gallery landing. Tiled floor extending through principal rooms. Understairs storage cupboard and shelved linen cupboard.



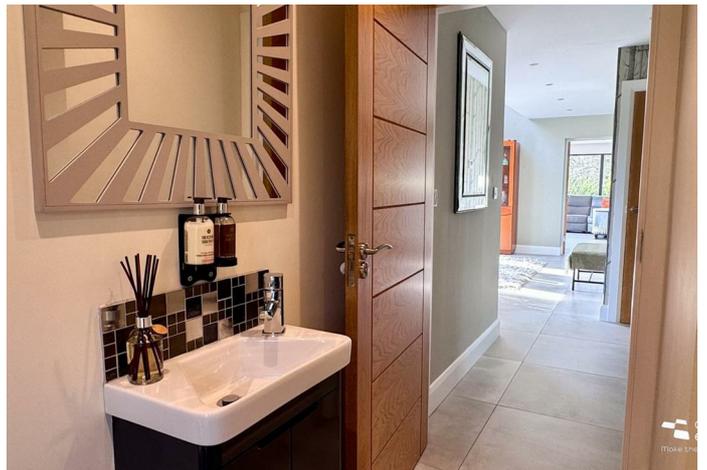
LOUNGE 17'8" x 12'9"

Picture style window with views over surrounding countryside extending towards Belfast lough and county down coastline. Dual window aspect. Modern wall mounted gas fire. Tiled floor.



DELUXE FAMILY BATHROOM

Comprising panelled bath with hand shower attachment and tiled splashback, button flush w.c, modern vanity unit with monobloc tap and tiled splashback.



FAMILY ROOM/ BEDROOM 5 14'6" x 11'6"

Built in storage cupboard / wardrobe. Tiled floor. Twin double glazed French doors to courtyard patio and gardens.



OPEN PLAN LIVING / KITCHEN / DINING LAYOUT 17'6" x 14'9"

Approx. Incorporating Living / Dining area . Full height wall to wall windows with views over surrounding countryside extending towards Belfast lough and Co Down. Dual window aspect. Tiled floor. Open plan to Kitchen

LUXURY MODERN KITCHEN 17'7" x 12'6"

Approx. Equipped with a comprehensive range of high and low level modern fitted units in contrasting matt colours with quality corian work surfaces. Inlaid one and half sink unit with swan neck flexible hose style mixer tap. A host of integrated appliances including eye level AEG Combi oven & AEG steam oven, dishwasher and fridge freezer. Fixed centre island with recessed 5 ring induction hob with modern recessed ceiling mounted Klairstein extractor fan. Breakfast bar style return for casual dining. Retractable pop up power pod on worksurface.



UTILITY ROOM 9'6" x 7'3"

Fitted with a range of modern high and low level fitted units and open shelving. Single drainer stainless steel sink unit with mixer tap. Part tiled walls. Plumbed for dish washer. Plumbed for washing machine. Tiled floor. External door to gardens and courtyard style patio.

FURNISHED MODERN CLOAKROOM

Comprising button flush w.c and semi pedestal wash hand basin with tiled splashback. Plumbed for shower cubicle. Tiled floor.



BEDROOM 2 13'3" x 9'7"

BEDROOM 3 13'4" x 9'1"

DELUXE SHOWER ROOM

Comprising button flush w.c., semi pedestal wash hand basin, tiled splashback and quarter rounded fully tiled shower enclosure. Tiled floor.



FIRST FLOOR

MASTER SUITE 15'7" x 11'9"

Fitted wall to wall his & hers double wardrobes. Walk in dressing room/ wardrobe with integrated shelving and hanging space. Sliding double glazed door to private balcony with glass balustrades, enjoying unspoilt far reaching views over countryside towards Belfast Lough.

DELUXE EN SUITE

Comprising button flush w.c, modern vanity unit with monobloc tap tiled splashback and quarter rounded fully tiled shower enclosure.



GALLERY LANDING

With glass balustrades leading to:-

BEDROOM 4 18'9" x 10'6"

Keylite double glazed roof window. At max.



OUTSIDE

Extensive private prime landscaped site extending to circa 0.33 acre laid in well tended lawns and stocked with a variety of shrubs.

Sliding gate to driveway with parking forecourt suitable for a variety of vehicles.

Private garden to rear with courtyard style patio perfect for family barbeques or entertaining and raised terrace area.

DETACHED DOUBLE GARAGE 26'9" x 24'4"

With electric roller shutter door. Power and light. Loft area fully floored and accessed via foldaway steps. Twin roof windows to front. One window on each gable wall. A perfect space for gym/ games rooms etc.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC	

IMPORTANT NOTE TO ALL PURCHASERS:
We have not tested any of the systems or appliances at this property.

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