



738D Antrim Road, Newtownabbey, BT36 7PQ

- Contemporary, Family Detached
- 5 Bed; 2+ Rec. / 4 Bed; 3+ Rec.
- Utility Room; Furnished Cloakroom
- Three En Suite Shower Rooms
- Private Driveway
- Adaptable Accommodation
- Kitchen Through Dining Room
- Deluxe Bathroom
- Gas Heating; Aluminium Double Glazing
- Low Maintenance Gardens; Elevated Views Toward Belfast Lough

Offers Over **£525,000**

EPC Rating B



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Aluminium, double glazed front door with matching side screen and fanlight over. Tiled floor. Stairwell to first floor gallery landing with glass balustrade.

LOUNGE 17'7" x 14'6"

Feature window to front elevation enjoying view towards Belfast Lough. Panelled feature wall. Tiled floor. Glass panelled French doors leading to:

FAMILY ROOM 17'6" x 11'4"

Feature window to rear elevation. Tiled floor. Aluminium, double glazed, French doors leading to patio and garden.

BEDROOM / RECEPTION 12'7" x 11'3"

Wall to wall fitted wardrobes in sliding doors. Tiled floor.

KITCHEN WITH INFORMAL DINING AREA 21'11" x 14'2" plus recess

Luxury fitted kitchen with range of high and low level fitted storage units. Matching island unit with Corian worktop. Inlaid sink unit with Quooker boiling water tap. Integrated, touch screen, Neff induction hob. Integrated ovens. Larder fridge and separate larder freezer. Tiled floor. Aluminium, double glazed, bi-fold doors leading to patio area. View towards Belfast Lough.



UTILITY ROOM 9'10" x 5'11"

Range of fitted storage units with contrasting melamine worktop. Stainless steel sink unit with draining bay. Plumbed and space for washing machine. Space for tumble dryer. Gas fired central heating boiler (housed within matching unit). Upstands to walls to match worktop. Tiled floor. Aluminium, double glazed door leading to rear garden.

FURNISHED CLOAKROOM

Contemporary, white two piece suite comprising vanity unit and concealed cistern WC. Splashback tiling to sink. Tiled floor.

GALLERY LANDING

Elevated view towards Belfast Lough.

PRINCIPAL BEDROOM 14'2" x 13'9" (wps)

Fitted wardrobes in mirror panelled sliding doors. Aluminium framed double glazed bi-fold doors leading to balcony area.

DELUXE EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising fully tiled, oversized shower enclosure, vanity unit and WC. Thermostat controlled main shower unit with drench shower head. Towel radiator. Tiled floor.

BEDROOM 2 12'11" x 10'5"

Walk in wardrobe with mirror panelled sliding doors.

DELUXE EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising fully tiled shower enclosure, vanity unit and WC. Thermostat controlled main shower unit with drench shower head. Towel radiator. Tiled floor.

BEDROOM 3 12'11" x 11'5"

Feature window to front elevation enjoying elevated view towards Belfast Lough. Walk in wardrobe with mirror panelled sliding doors.

DELUXE EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising fully tiled shower enclosure, vanity unit and WC. Thermostat controlled main shower unit with drench shower head. Towel radiator. Tiled floor.

BEDROOM 4 10'9" x 8'4" (wps)

Fitted wardrobe in mirror panelled sliding doors.

DELUXE FULLY TILED BATHROOM

Contemporary, white, three piece suite comprising free standing bath, floating vanity unit and WC. Towel radiator. Illuminated mirror over sink.

EXTERNAL

Private driveway finished in brick pavior.

Low maintenance fully enclosed front garden finished in brick pavior.

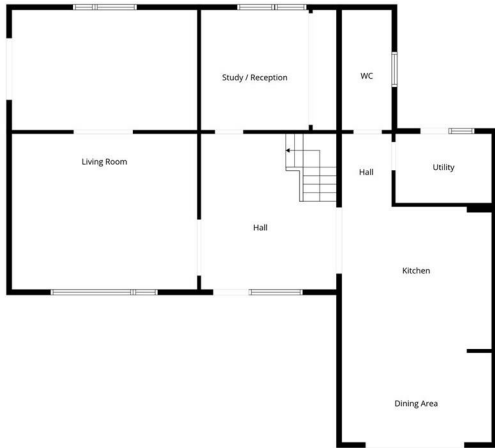
Comprehensive range of external lighting.

Fully enclosed front and rear gardens finished in paved patio areas, artificial grass, raised beds and range of plants, trees and shrubbery.

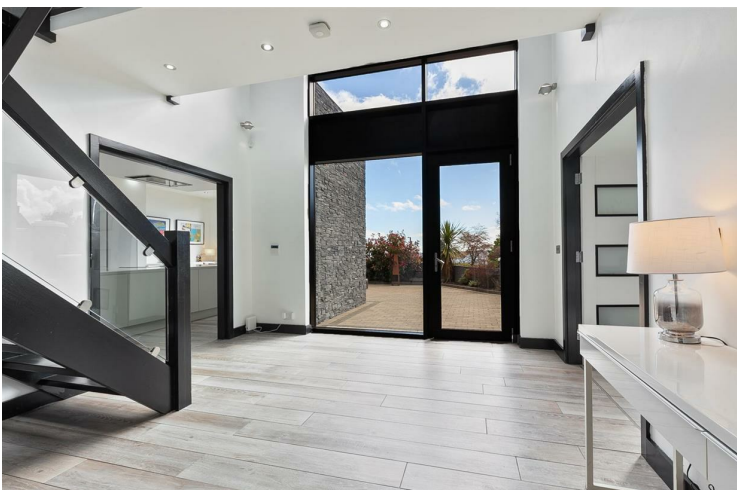
Outside tap.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.



Floorplan is for illustrative purposes only and is not to scale





Contemporary, detached family home, occupying a prime, elevated site off Antrim Road, Ben Madigan, enjoying delightful views towards Belfast Lough and Cave Hill.

The property offers adaptable accommodation comprising entrance hall, lounge, family room, ground floor bedroom/study, kitchen through dining room, utility room, furnished cloakroom, four first floor double bedrooms, three with en suite shower rooms, and separate, deluxe family bathroom.

Externally, the property enjoys private driveway, and low maintenance gardens front, side and rear.

Other attributes include gas heating, aluminium double glazed windows, and convenient location.

Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	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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