

TEMPLETON
ROBINSON



741B Shore Road,
NEWTOWNABBEY,
BT37 0PY

Offers Over
£695,000

Viewing by
appointment with
& through agent
028 90 663030



Set within one of County Antrim's most exclusive and sought-after locations, this impressive detached home combines innovative design with flexible accommodation, offering style, comfort, and views across Belfast Lough towards North Down.

The location is extremely convenient, with Whiteabbey Village just five minutes away and excellent transport links providing easy access to the M2, M5, and both of Belfast's airports - ideal for busy families or commuters alike.

Extending close to 3,500 sqft, the property has been designed with modern living in mind. The first floor features a welcoming living room with feature balcony terrace, a separate family room with dining area perfect for entertaining or relaxing. The heart of the home is the bespoke kitchen, fitted with an extensive range of built-in units, integrated appliances, and a casual dining area that blends practicality with contemporary

elegance. There is also the option of a study / fifth bedroom above the garage.

The ground floor offers, four generously proportioned bedrooms. The principal suite boasts a dressing area, an ensuite shower room, bedroom two also benefits from en-suite facilities, the remaining bedrooms are served by a luxurious family bathroom. A garden room is also situated on the ground floor, ideal for accessing directly onto the rear garden. The property also benefits from double-glazed windows and gas fired central heating.

Externally, is an easily maintained garden to the rear ideal for outdoor living. Accessed through secure electric gates into a driveway with ample parking to double garage. This is an opportunity to secure a home that perfectly balances thoughtful design with modern convenience.

- Detached home, extending to circa 3,500 sqft
 - Constructed about 5 years ago
- Bespoke luxury kitchen open plan to dining and living area
- Separate sitting room with access onto terrace balcony
 - Office / bedroom five above garage
- Four well proportioned bedrooms on the ground floor, two with ensuite facilities
- Principal bedroom suite with ensuite, walk in wardrobe and access onto rear garden
 - Further garden room with access on to rear garden and patio
 - Luxury bathroom with white suite
 - Double garage with power door
- Secure electric gates onto driveway with parking for several cars
 - Views of Belfast Lough towards North Down
- Extremely convenient to a range of amenities, including Whiteabbey village, transport links and schools



Telephone 028 9066 3030

www.templetonrobinson.com

The Property Comprises:

Ground Floor

uPVC double glazed front door and side light to . . .

RECEPTION PORCH: Quickstep vinyl plank flooring, brushed mat inset, low voltage spotlights.

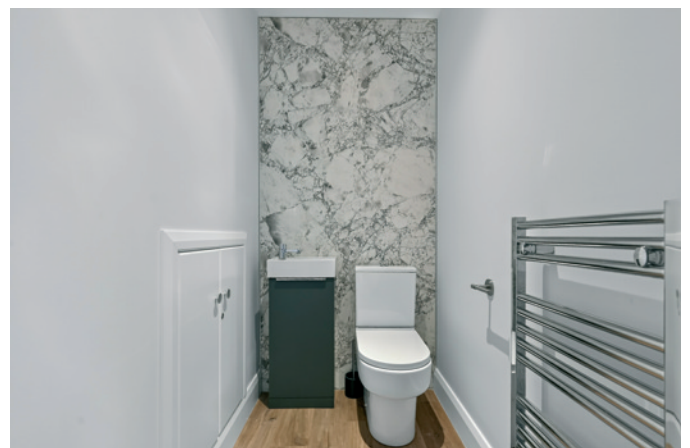
DOWNSTAIRS W.C.: White suite comprising low flush wc, vanity unit with chrome mixer tap, chrome heated towel rail , Quickstep vinyl plank flooring, Stairs to

First Floor

LIVING ROOM: 25' 7" x 14' 3" (7.8m x 4.34m) Quickstep vinyl plank flooring, dual aspect windows, uPVC double glazed French door to large balcony with composite decking and views to Belfast Lough.



WC: White suite comprising low flush wc, vanity unit with chrome mixer tap and built-in cabinet below.



KITCHEN/LIVING.DINING AREA: Contemporary, modern, fully fitted kitchen with excellent range of high and low level units, built-in high level Bosch oven, combi microwave with warming plate below, integrated fridge and freezer, single drainer 1.5 bowl sink unit with Quooker mixer tap, views to Belfast Lough, built-in double wine cooler, breakfast island with granite worktop, five ring Bosch ceramic induction hob with extractor fan above, pull-up electric socket, built-in granite breakfast bar open to ample dining and living space with dual aspect windows, Quickstep vinyl plank flooring.



UTILITY ROOM: Range of high and low level units, laminate work surfaces, stainless steel single drainer sink unit with mixer tap, plumbed for washing machine and American fridge freezer.

FAMILY ROOM/OFFICE/STUDY: Three Velux windows, feature window with mature outlook to the University of Ulster, built-in storage cupboard, low voltage spotlights.



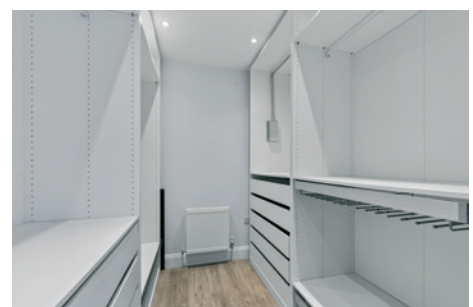
SIDE PORCH: uPVC double glazed access door to side, service door to garage. Stairs to . . .

Lower Level

BEDROOM (1): uPVC double glazed French doors to garden.

LARGE WALK-IN DRESSING ROOM:

ENSUITE SHOWER ROOM: White suite comprising low flush wc, built-in shower cubicle with chrome overhead shower unit, vanity unit with chrome mixer tap, tiled splashback, chrome heated towel rail, Quickstep vinyl plank flooring, low voltage spotlights.



BEDROOM (2):

ENSUITE SHOWER ROOM: White suite comprising low flush wc, vanity unit with chrome mixer tap. chrome heated towel rail, built-in shower unit with Mira electric shower unit, PVC panelled splashback, low voltage spotlights.



BATHROOM: White suite comprising low flush wc, panelled bath with chrome mixer tap, feature panelled splashback, built-in shower cubicle with PVC panelled splashback, built-in chrome overhead shower unit with additional attachment, vanity unit with chrome mixer tap and built-in cabinet below, panelled splashback, chrome heated towel rail, Quickstep vinyl plank flooring.



BEDROOM (3): Quickstep vinyl plank flooring, low voltage spotlights.

BEDROOM (4): Quickstep vinyl plank flooring, low voltage spotlights.



GARDEN ROOM/STUDY/OFFICE: Feature triple aspect windows, uPVC double glazed French doors to rear garden.

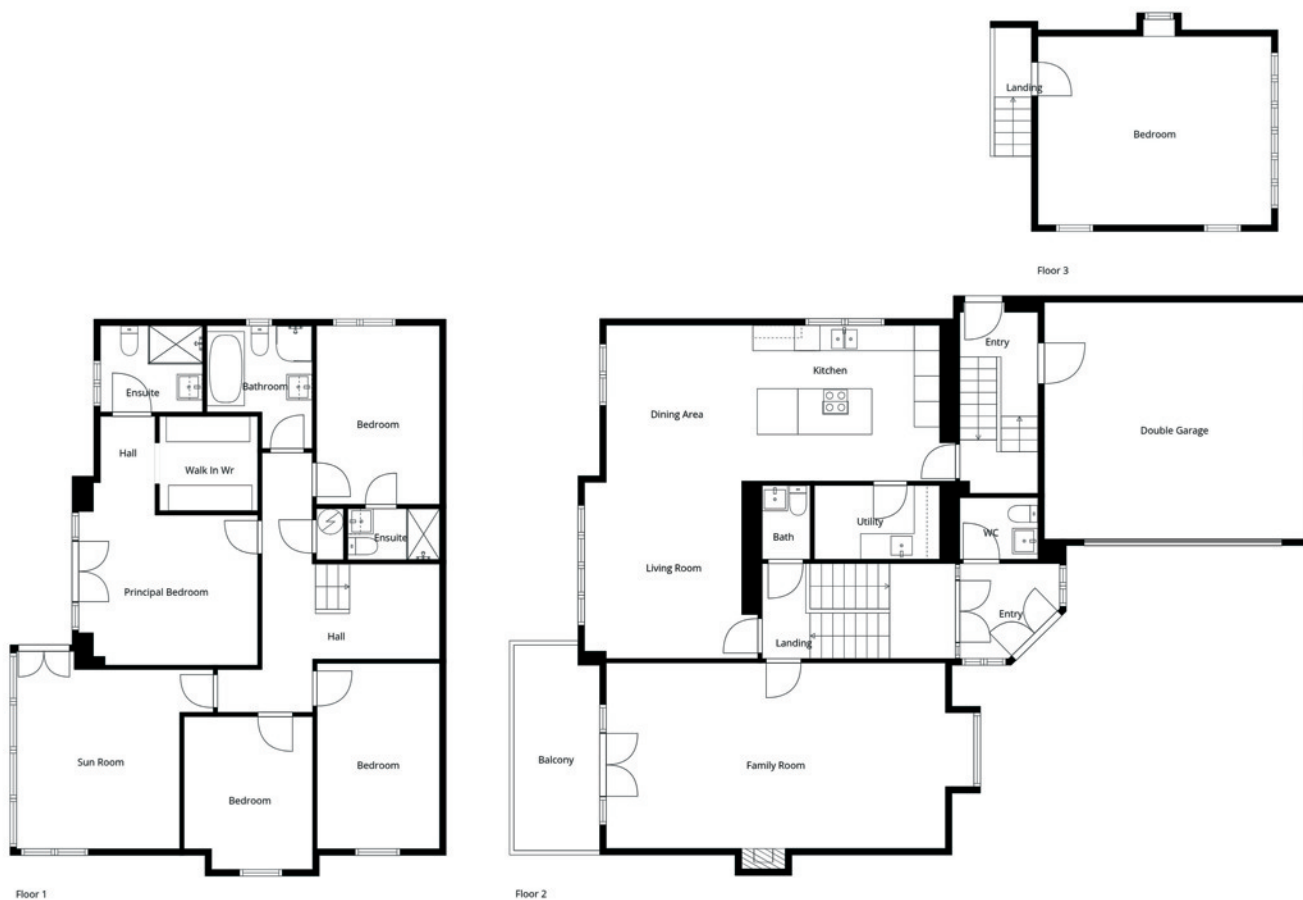


Outside

DOUBLE GARAGE: Electric up and over door, concrete floor, built-in Worcester gas fired boiler. Enclosed, south-westerly facing rear garden, paved patio area ideal for barbecuing and outdoor entertaining, extensive lawn with feature original stone wall and lighting. Front tarmac driveway with off street parking for numerous cars.







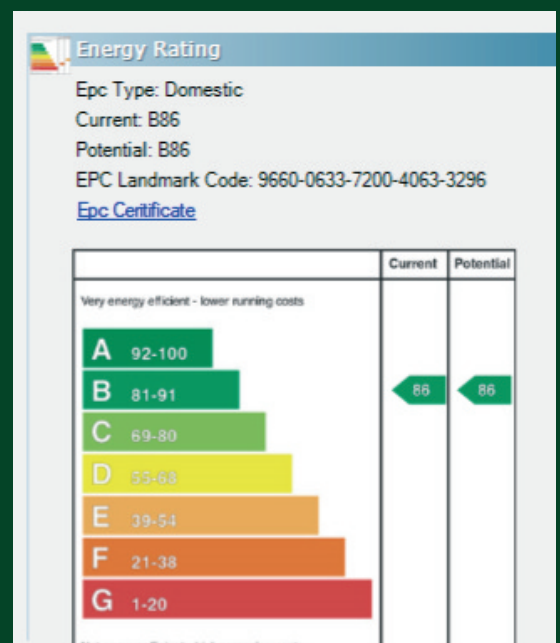
Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

From M2 continue onto the M5 (signposted Whiteabbey), at Shore Road roundabout take second exit onto Shore Road (A2) heading to Whiteabbey/Carrickfergus, 741B Shore Road is located on the right hand side, opposite the entrance to University of Ulster.

Lisburn Road - 028 90 66 3030
Ballyhackamore - 028 90 65 0000
North Down - 028 90 42 4747
Lisburn - 028 92 66 1700

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