

1 Shaneoguestown Road,  
Dunadry, Antrim, BT41 4QL



Asking Price £750,000

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[www.simonbrien.com](http://www.simonbrien.com)



**KEY FEATURES**

- Magnificent Detached Family Home Constructed c. 2008
- High Level of Finish & Specification Throughout
- Accommodation Extending To Approximately 4,500 Sq Ft (Excluding Garage & Games Room)
- Four Double Bedrooms (All With Luxury Ensuite Facilities)
- Magnificent Open Plan Kitchen / Living / Dining
- Separate Living Room & Study Together With First Floor Entertainment Room With Projector Cinema Screen & Bar
- Utility Room & Downstairs Cloakrooms
- Underfloor Oil Fired Central Heating
- Double Glazing
- Alarm System Installed
- Fantastic Manicured & Landscaped Site
- Generous Driveway Parking
- Detached Double Garage With Play Room / Games Room Above
- Popular & Convenient Semi-Rural Location, Close To Templepatrick & Belfast International Airport With Belfast Approximately 20-25 Minutes Away
- Viewing Strictly By Private Appointment



**SUMMARY**

The Shaneoguestown Road is a much sought after residential location, located off the Dunadry Road in this pleasant semi-rural location, a short drive from Templepatrick and its array of local amenities, 10 minutes from Belfast International Airport, and 25 minutes from Belfast City Centre, with nearby motorway networks providing excellent provincial connections.

This superb detached family home constructed in 2008 is sure to impress even the most discerning of purchasers, no expense has been spared by the present vendors in terms of the high level of finish and specification on offer with a magnificent hand crafted kitchen, high quality marble flooring throughout, and luxury bathroom and ensuite facilities.

The accommodation which extends to approximately 4,500 Sq Ft provides a four bedroom layout together with three reception rooms, and study. Externally, the property is positioned on a beautiful landscaped site with superb well tended gardens with wooded outlook, excellent driveway parking, and detached garage with play room above.

Likely to be of interest to the growing family in today's market. We would recommend inspection of this superb home through our South Belfast on 028 9066 8888.

**ACCOMMODATION**

**GROUND FLOOR**

Hardwood door leading to:

**ENTRANCE HALL:**

Marble floor.





**LIVING ROOM:**  
21' 7" x 19' 0" (6.58m x 5.79m)

Attractive marble fireplace. Marble tiled floor.

**UTILITY ROOM:**  
14' 3" x 8' 9" (4.34m x 2.67m)

High and low level units. Single drainer sink unit. Recessed for fridge/freezer. Plumbed for washing machine.

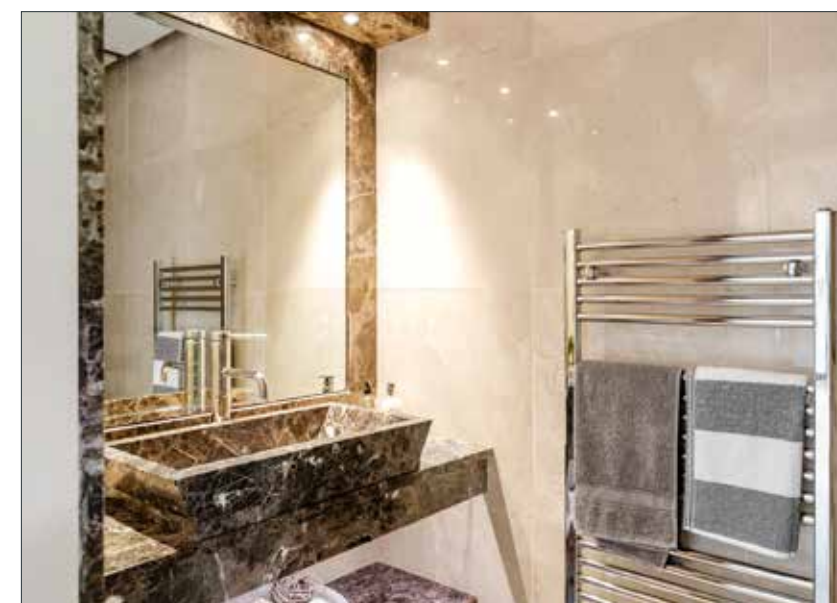


**STUDY / OFFICE:**  
14' 6" x 13' 6" (4.42m x 4.11m)

Low voltage lighting.

**CLOAKROOM (1):**

Wash hand basin in vanity unit. Low flush WC. Marble tiled floor.







**KITCHEN / LIVING / DINING AREA:**  
**26' 7" x 26' 8" (8.1m x 8.13m)**

Robinson's hand crafted kitchen with excellent range of high and low level units. Glazed display cabinets. Oil fired Aga Range with gas four ring module. Central island unit with inset sink. Granite work surfaces. Integrated dishwasher, microwave, and coffee machine. Wine fridge. Marble flooring. Bi-folding doors to rear patio.







**BEDROOM (4):**  
21' 7" x 18' 8" (6.58m x 5.69m)

Marble floor.

**ENSUITE SHOWER ROOM:**

Marble tiled shower enclosure. Low flush WC. Wash hand basin in vanity unit.



**BEDROOM (3):**  
13' 8" x 13' 5" (4.17m x 4.09m)

**ENSUITE SHOWER ROOM:**

Marble tiled shower enclosure. Low flush WC. Wash hand basin in vanity unit.

**FIRST FLOOR**

**ENTERTAINMENT ROOM WITH BAR AREA:**  
25' 8" x 23' 9" (7.82m x 7.24m)

Fully fitted bar with single drainer sink unit. Bi-fold doors to balconette.

**PRINCIPAL BEDROOM:**  
22' 5" x 14' 6" (6.83m x 4.42m)

Freestanding bath. Access to walk-in attic.

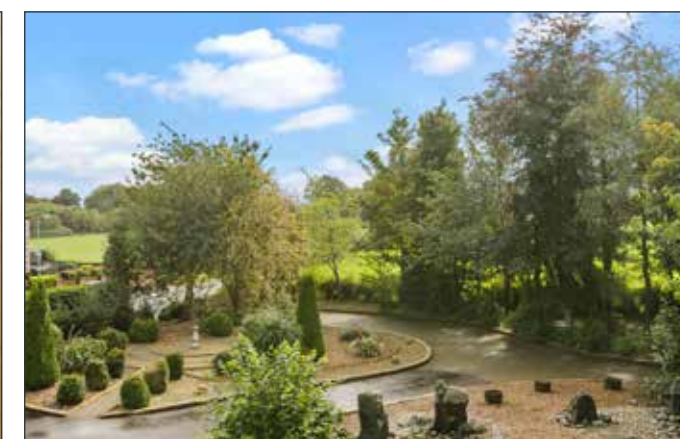
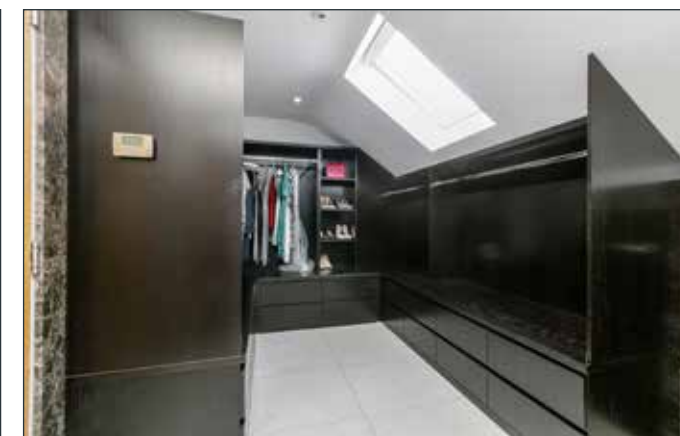
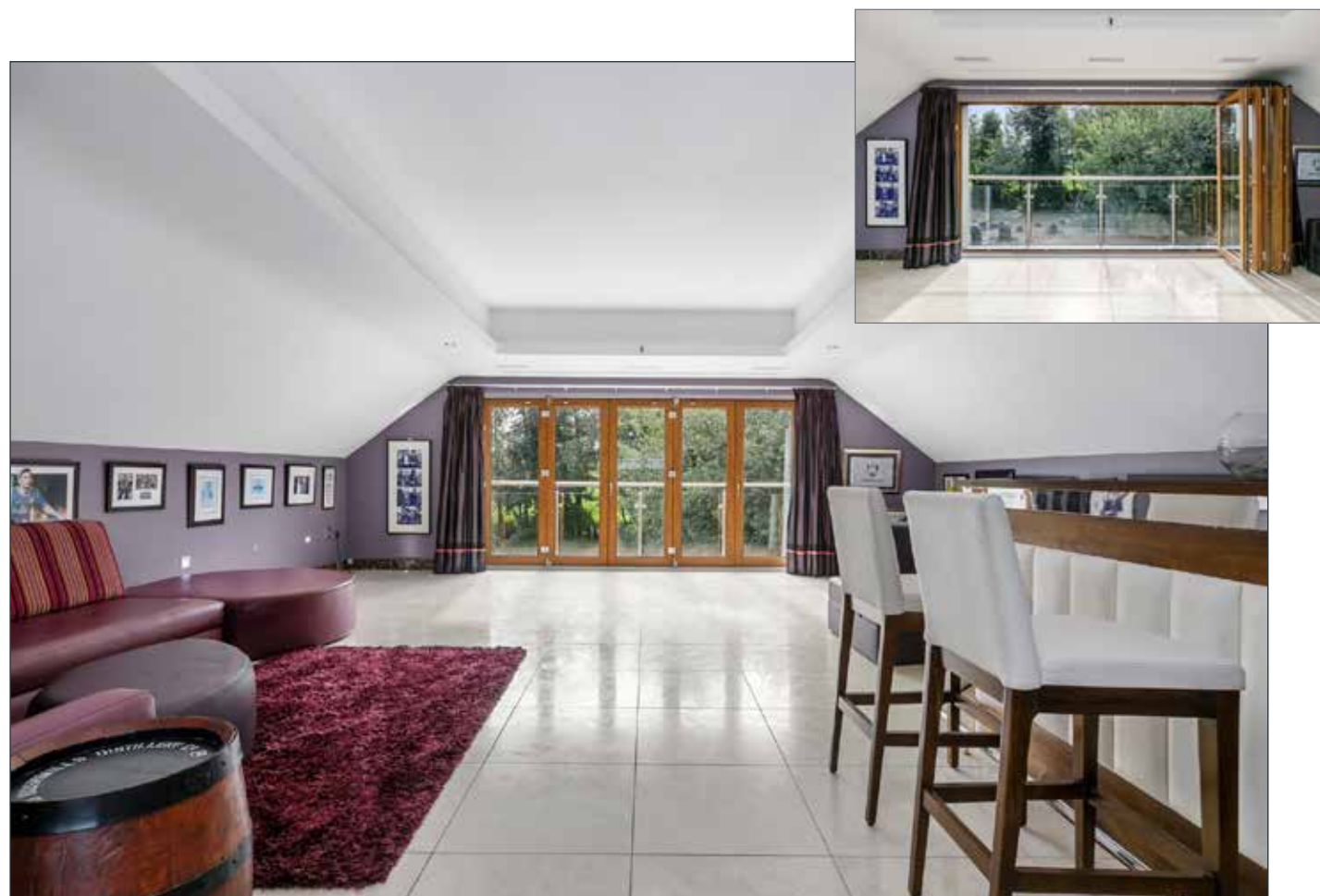
**DRESSING ROOM:**  
20' 4" x 8' 0" (6.2m x 2.44m)

Full range of fitted units.

**ENSUITE SHOWER ROOM:**

Marble tiled shower enclosure with overhead jet shower system. Twin wash hand basin in vanity unit. Low voltage lighting. Low flush WC.









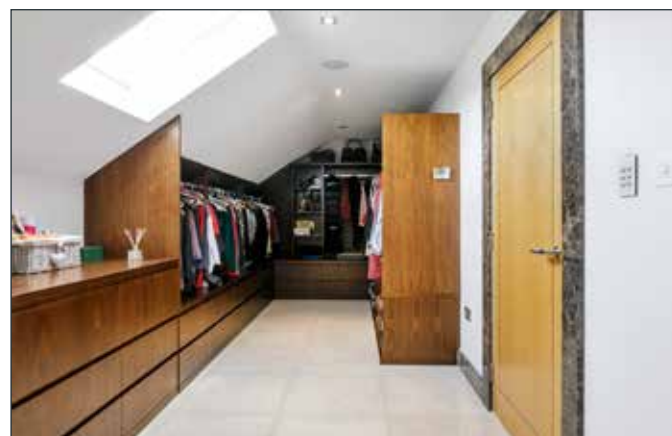
**BEDROOM (2):**  
16' 9" x 14' 8" (5.11m x 4.47m)

Access to walk-in attic.

**DRESSING ROOM:**  
12' 5" x 8' 0" (3.78m x 2.44m)

**ENSUITE SHOWER ROOM:**

Marble tiled shower enclosure with overhead jet shower system. Twin wash hand basin in vanity unit. Low voltage lighting. Low flush WC.



**CLOAKROOM (2):**

Low flush WC. Wash hand basin in marble vanity unit.

**OUTSIDE**

Magnificent landscaped site with shrubs, flower beds, patio area, pleasant wooded outlook, and generous parking facilities.

**DETACHED DOUBLE GARAGE:**

19' 9" x 18' 11" (6.02m x 5.77m)

Twin roller shutter door. Light and power.

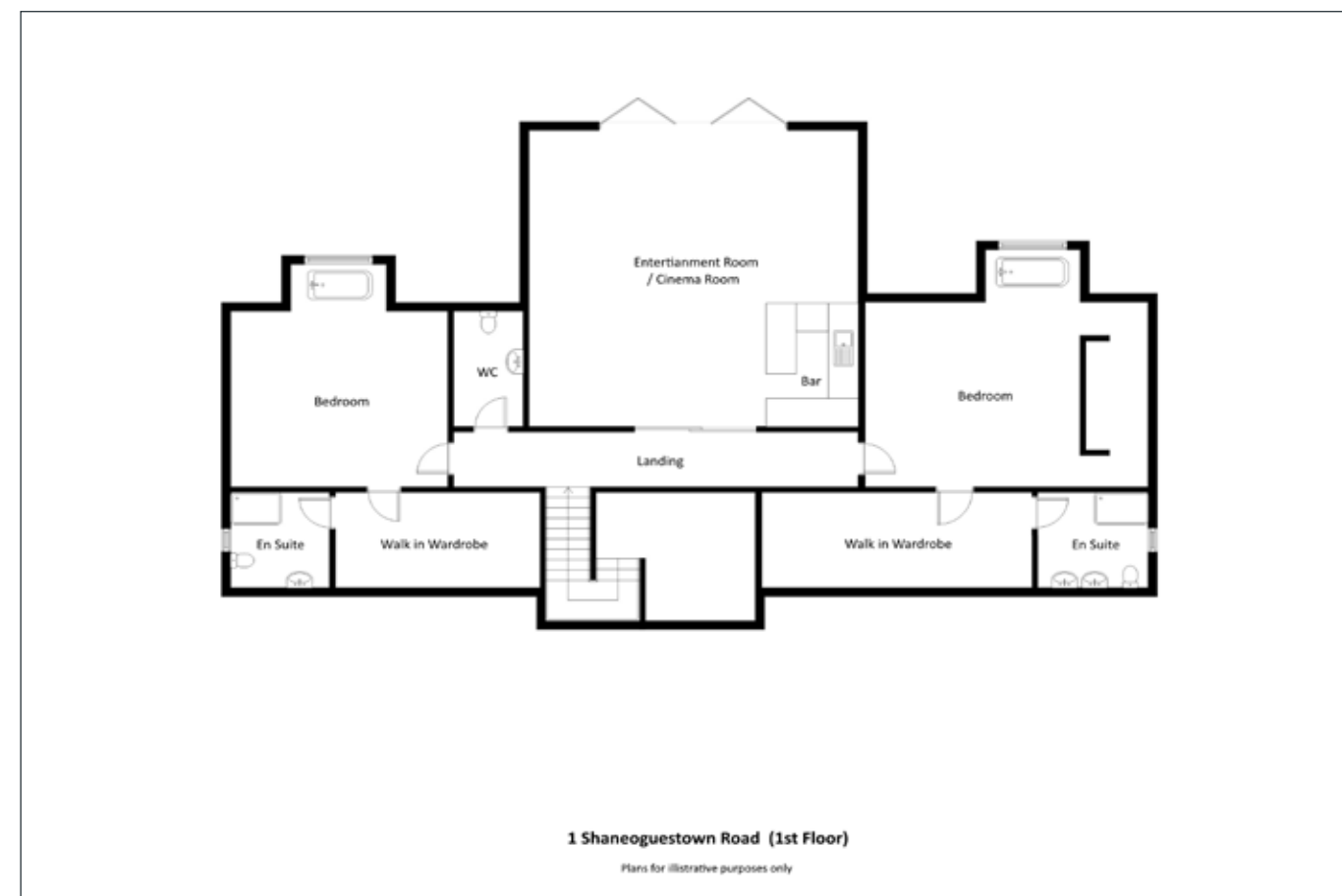
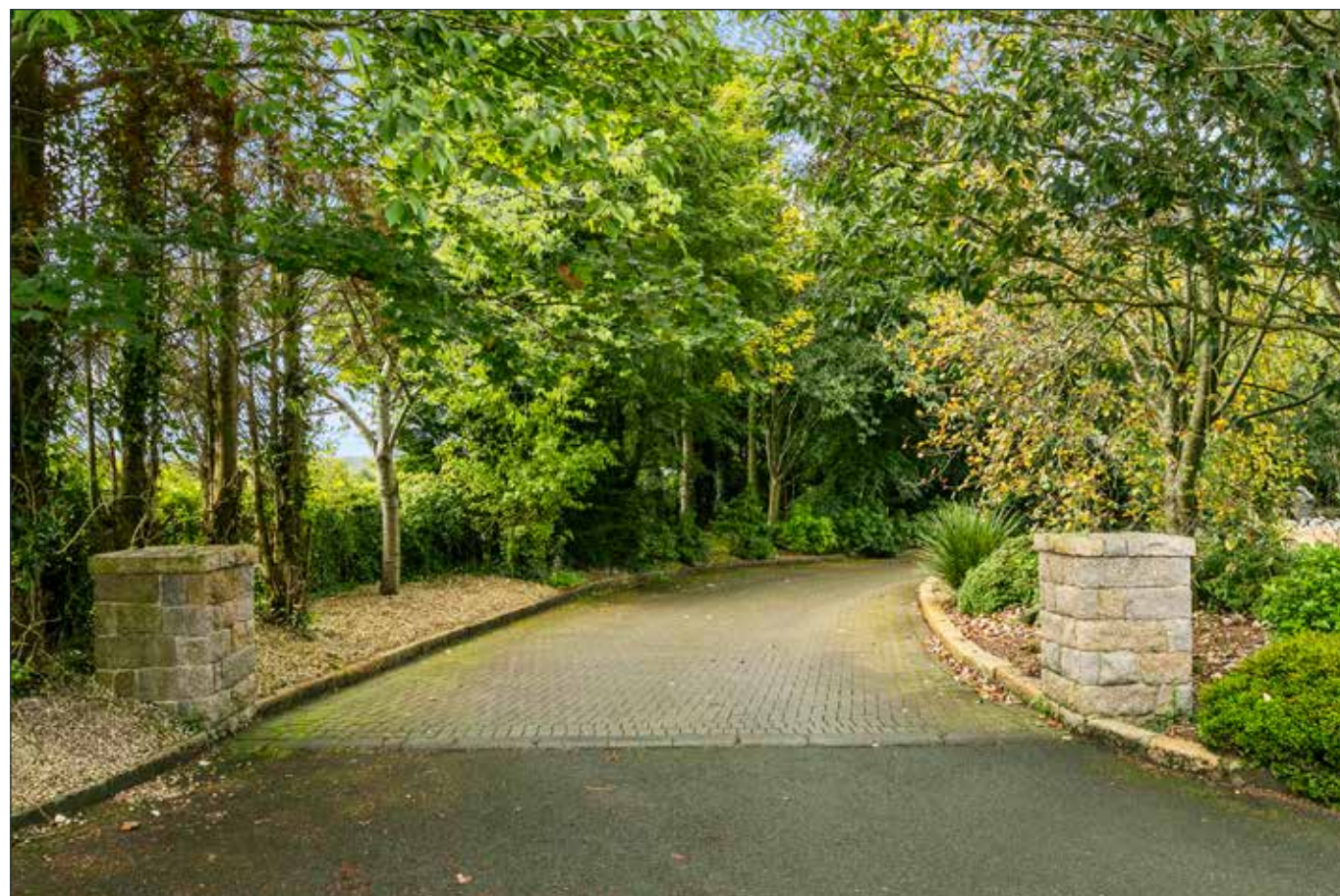
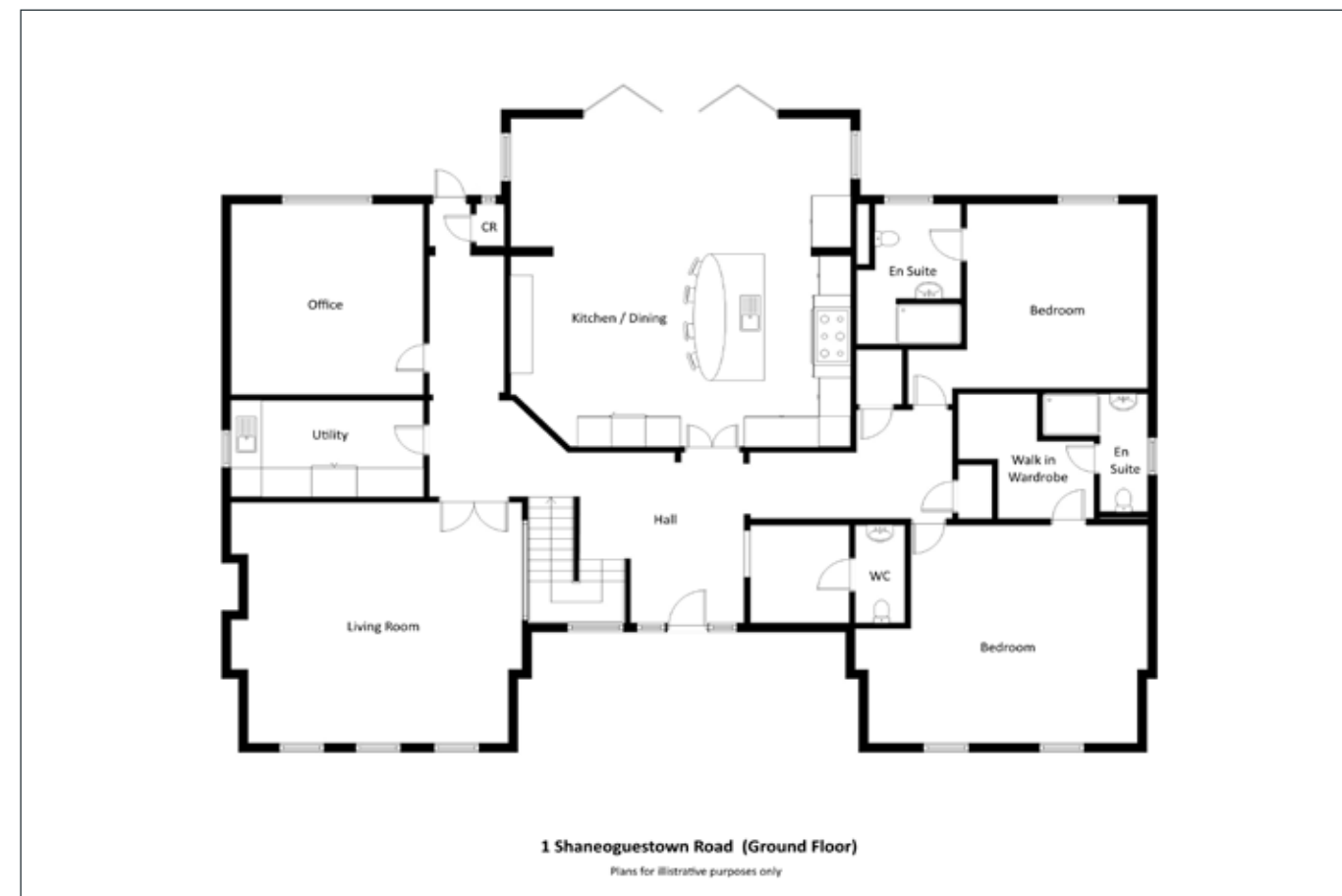
**UPPER LEVEL**

**PLAY ROOM / GAMES ROOM:**

14' 7" x 14' 3" (4.44m x 4.34m)

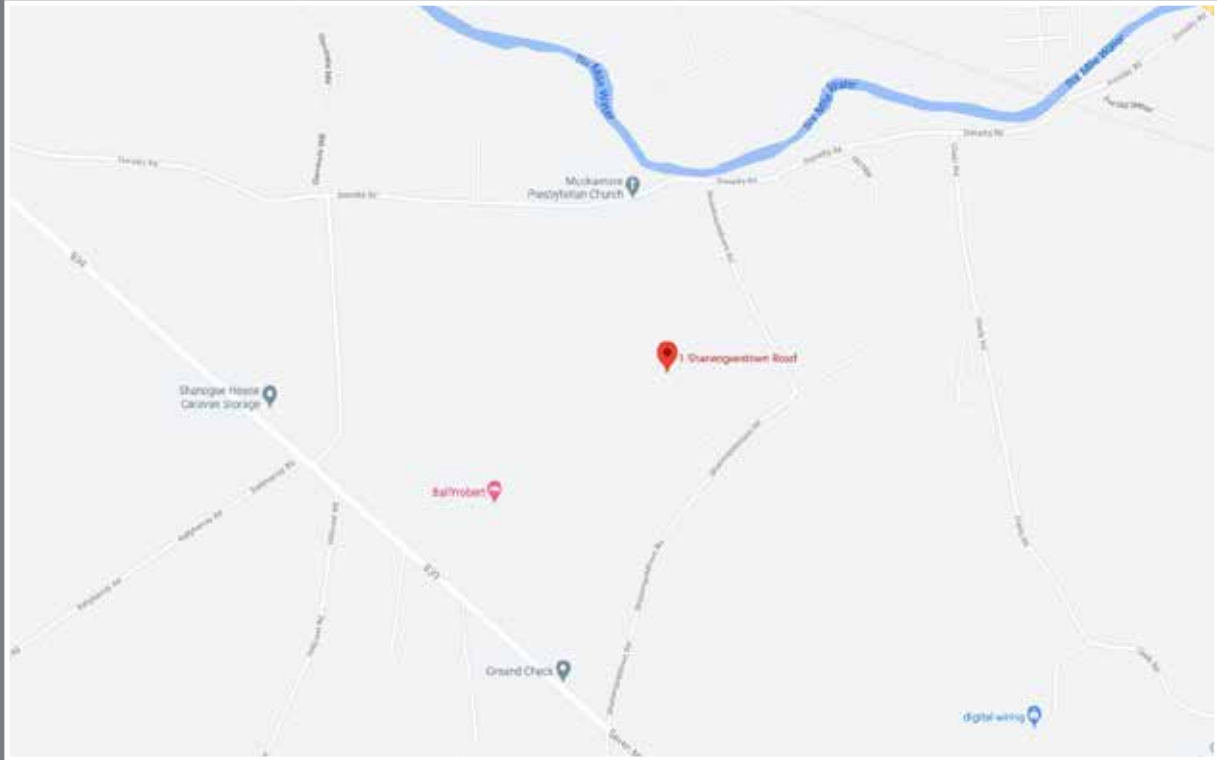








# Location



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81-91	B		
69-80	C		
55-68	D	65   D	66   D
39-54	E		
21-38	F		
1-20	G		

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