



A superb red brick detached family residence extending to excess of 2,000 sqft, set within an exclusive residential cul-de-sac just off Shore Road, near Whiteabbey Village.

This elegant home provides generous accommodation throughout and includes, on the ground floor, an entrance hall with separate cloakroom, three reception rooms, a kitchen with dining space, a utility room, and an integral garage. On the first floor, there are four bedrooms, including principal with ensuite shower room and a spacious family bathroom. The property also benefits from double glazed windows, oil fired central heating and generous driveway parking. Of particular note, the property, from the rear, boasts stunning sea views across Belfast Lough.

A wide variety of local amenities lie close by, including highly regarded schools, shops, and restaurants. Of special mention is the property's convenient access to major roads and the motorway network. We highly recommend early expression of interest to avoid missing out on this exceptional opportunity.

Offers Over
£460,000

28 Abbeydene Manor,
NEWTOWNABBHEY,
BT37 9JQ

Viewing by
appointment
through agent
028 9066 3030



- Detached family residence in quiet and desirable development
- Benefiting from stunning sea views
- Generous accommodation on the ground floor, three reception rooms
- Modern fitted kitchen with dining area
- Utility room with access to garage and a downstairs cloakroom
- Four well proportioned bedrooms on the first floor
- Principal bedroom with ensuite and dressing area
- Well sized family bathroom
- Front and rear gardens, laid in lawns and patio
- Double glazed and oil-fired central heating
- Close to a range of amenities

The Property Comprises:

Solid wood front door with glazed side panels to...

Ground Floor

CLOAKROOM: Low flush WC, pedestal wash hand basin, fully-tiled walls, extractor fan.

ENTRANCE HALL: Access to understairs storage. Double French doors into..

LIVING ROOM: 17' 9" x 12' 5" (5.41m x 3.78m) Fireplace with tiled inset and hearth, cornice ceiling.



Glazed French doors to...

DINING ROOM: 11' 2" x 10' 5" (3.4m x 3.18m)



Glazed double French doors to...

SUN ROOM: 11' 2" x 10' 5" (3.4m x 3.18m) uPVC door to rear garden and patio, views across Belfast Lough.



KITCHEN: 12' 4" x 11' 2" (3.76m x 3.4m) Modern fitted kitchen with range of high and low level units, 4-ring electric hob, stainless steel extractor fan, double oven, stainless steel single drainer sink unit with mixer tap, space for fridge/freezer, plumbed for dishwasher. Open plan to . . .

DINING AREA: 9' 1" x 9' 1" (2.77m x 2.77m) Wood effect laminate floor, views across Belfast Lough.



Door to . . .

UTILITY ROOM: Range of units, plumbed for washing machine, space for tumble dryer, stainless steel single drainer sink unit, part tiled walls, wood effect laminate floor, uPVC door to rear garden and additional door to garage.

First Floor

LANDING: Storage hotpress, access to part-floored roofspace via extending aluminium ladder.

PRINCIPAL BEDROOM 21' 4" x 12' 5" (6.5m x 3.78m) Range of built-in furniture including large mirror-fronted slide robes and dressing table with storage, views across Belfast Lough, door to dressing area.

DRESSING ROOM: 7' 8" x 6' 10" (2.34m x 2.08m)

ENSUITE SHOWER ROOM: Fully tiled shower cubicle, low flush WC, pedestal wash hand basin, fully tiled walls, tiled floor, extractor fan.



BEDROOM (2): 13' 11" x 12' 1" (4.24m x 3.68m) Large mirror-fronted sliding robes.



BEDROOM (3): 13' 6" x 9' 11" (4.11m x 3.02m) Views across Belfast Lough.

BEDROOM (4): 13' 11" x 7' 8" (4.24m x 2.34m) Views across Belfast Lough.



BATHROOM: 9' 11" x 8' 10" (3.02m x 2.69m) Panelled bath, vanity sink unit, low flush wc, fully-tiled walls., tiled floor.



Outside

GARAGE: 13' 9" x 10' 4" (4.19m x 3.15m) Electric garage door, light and power, Beam vacuum system, oil boiler.

Front and rear gardens, laid in lawns and patio.



Location:

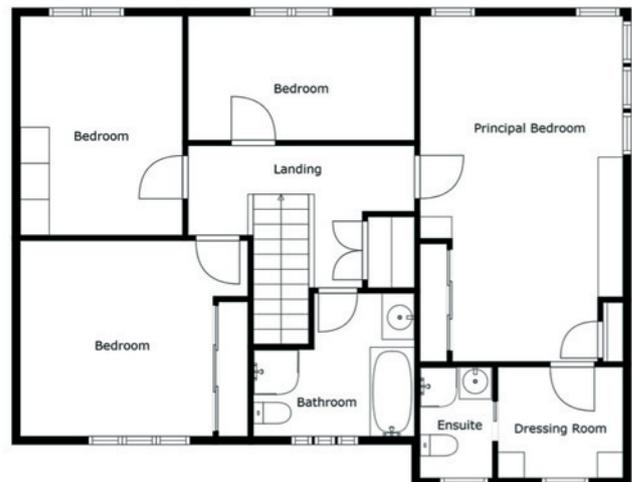
Leaving Newtownabbey travelling towards Belfast, Abbeydene Manor is on the left hand side at dual carriageway, just prior to roundabout linking to M5.

Telephone 028 9066 3030

www.templetonrobinson.com



Floor 1



Floor 2

Sizes And Dimensions Are Approximate. Actual May Vary.

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North Down - 028 90 42 4747
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