

simon**BRIEN**
RESIDENTIAL

9 Waterside View,
Newtownabbey, BT37 0TB



Asking Price £495,000

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KEY FEATURES

- Magnificent detached family home constructed 2018
- Exceptional shore side location with panoramic views across Belfast Lough to the County Down coastline
- Beautifully proportioned and exceptionally well presented family accommodation
- Four bedrooms
- Spacious living room
- Modern fully fitted kitchen with range of appliances open to living/dining areas
- Family bathroom and two ensuite shower rooms
- Utility room and downstairs cloakroom
- Gas fired central heating [underfloor to ground floor]
- Double glazing
- Outside studio/workshop
- Large gardens in lawns and patio running down to the shoreline
- Driveway parking
- Popular and convenient coastal location
- Close to all local amenities within the area, good Public transport links, excellent primary and post-primary schools and motorway networks connecting Belfast (15 Minutes Away) and further afield
- Viewing by private appointment

SUMMARY

We are delighted to offer for sale this attractive detached recently constructed family home which is magnificently located on the shores of Belfast Lough with a panoramic view the length of the lough across the County Down coastline.

The property itself was constructed in 2018 and provides beautifully presented accommodation comprising four bedrooms together with spacious living room, superb fitted kitchen open to living/dining areas, utility room, two ensuite shower rooms and family bathroom.

Externally there are fabulous gardens running down to the shore front and additional studio/workshop

The location is ideal to take advantage of rapid access to Belfast city centre, which is a 15 minute drive, and there is a wide range of recreational and local amenities within the area. It is also within proximity of good transport links and excellent primary and post-primary schools.

The property is likely to be of interest to the growing family in today's market or for those who simply want to enjoy the view on offer.

Viewing is by private appointment through our Lisburn Road office on 028 9066 8888.



ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL:

Hardwood door to Entrance Hall, tiled floor.

CLOAKROOM:

Low flush WC, wash hand basin. Cloaks cupboard

LIVING ROOM:

15' 6" x 11' 3" (4.72m x 3.43m)



KITCHEN/LIVING/DINING
23' 9" x 18' 5" (7.24m x 5.61m)

Excellent range of high and low level units, inset sink, 4 ring gas hob, electric oven, microwave, integrated fridge freezer and dishwasher, tiled floor.

LIVING AREA

Sliding doors to rear garden.



UTILITY ROOM:
7' 3" x 5' 6" (2.21m x 1.68m)
Range of units, inset sink, plumbed washing machine.

FIRST FLOOR

BEDROOM (2):

14' 9" x 10' 7" (4.5m x 3.23m)

ENSUITE BATHROOM:

Fully tiled shower enclosure, low flush WC, wash hand basin.



BEDROOM (3):

14' 8" x 10' 7" (4.47m x 3.23m)

BEDROOM (4):

8' 5" x 7' 4" (2.57m x 2.24m)

BATHROOM:

White suite, panelled bath, mixer taps, telephone hand shower, low flush WC, wash hand basin.



SECOND FLOOR

BEDROOM (1):
28' 6" x 14' 4" (8.69m x 4.37m)

Access to balcony.

ENSUITE BATHROOM:

Fully tiled shower enclosure, low flush WC, wash hand basin.



OUTSIDE

STUDIO/WORKSHOP
17' 0" x 10' 4" (5.18m x 3.15m)

OUTSIDE

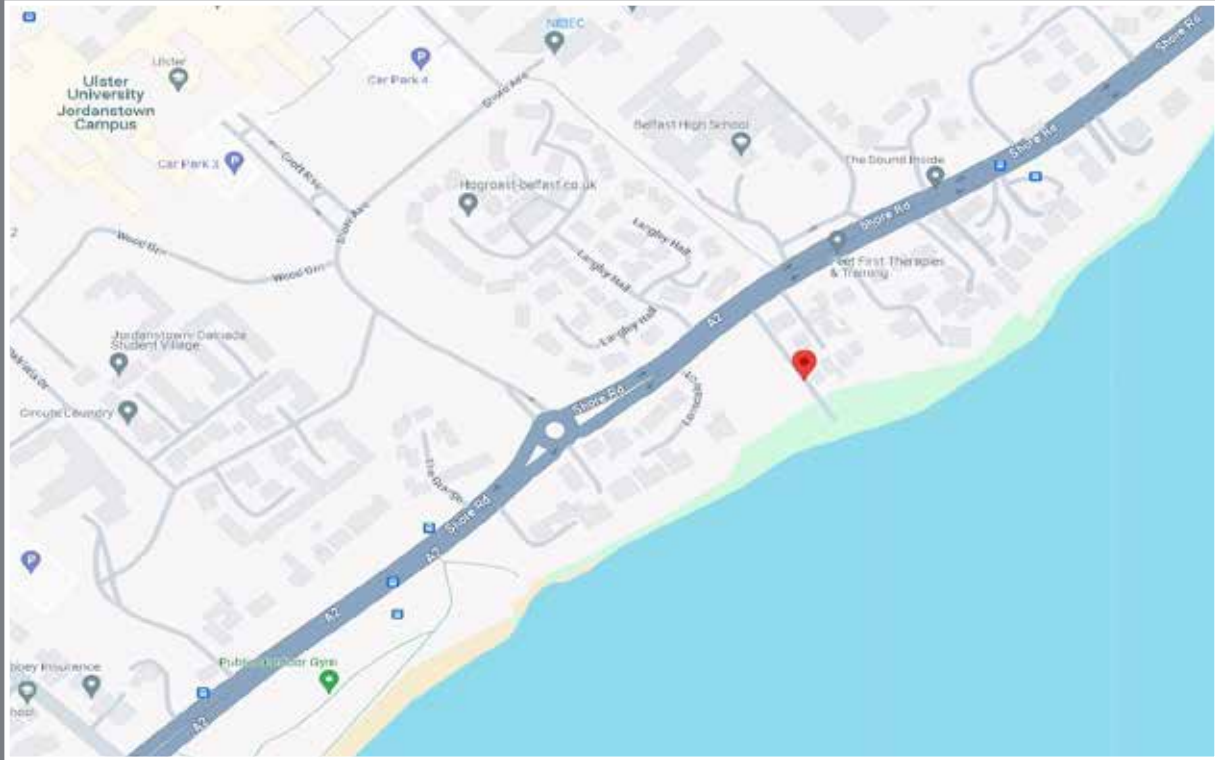
Large gardens to rear in lawns and patio, driveway parking to front.



Floorplan Is For Illustrative Purposes Only And Is Not To Scale



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



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