

# 93 Carntall Road, Newtownabbey, BT36 5SD



## PRICE Offers Over £685,000

*Positioned on an extensive mature site extending to circa 0.3 acre with direct frontage onto the Carntall Road, Newtownabbey, enjoying a pleasant open aspect over Ballyearl Golf course. This contemporary styled energy efficient modern family home was recently constructed in 2024 by an award winning local developer, with the Vendors engaging the services of Johanna Montgomery interior designs for the internal fit-out. The property enjoys a spacious internal open plan layout extending to 2900 sqft with high end finishes such as under floor heating (ground floor), twin bi-folding doors, luxury designer kitchen with a host of integrated appliances and centre island, boot room and principal ground floor suite with concealed walk in dressing room and luxury ensuite. On the first floor there are 4 further bedrooms, luxury bathroom, study and ensuite. Externally there is a large private garden with terrace that enjoys views over Ballyearl golf course, integral garage and integral separate studio/ home office that has its own private entrance that is a perfect space for a variety of uses or businesses. This truly exceptional home offers a perfect opportunity for someone searching for their dream property. An early viewing is advised.*

**> Sales > New Homes > Commercial > Rentals > Mortgages**

**Antrim**  
12 Church Street  
Antrim  
BT41 4BA  
Tel: (028) 9446 6777

**Ballyclare**  
51 Main Street  
Ballyclare  
BT39 9AA  
Tel: (028) 9334 0726

**Glengormley**  
9A Ballyclare Road  
Glengormley  
BT36 5EU  
Tel: (028) 9083 0803

- **Stunning Contemporary Modern Home**
  - **5 Bedrooms/ 2+ Receptions**
  - **Extensive Mature Site Circa 0.3 Acre**
    - **2900 Sq Ft**
  - **Interior Design By Johanna Montgomery Interiors**
  - **Luxury Kitchen With Open Plan Living/ Dining Area**
- **Superb Principal Bedroom With En Suite And Dressing Room**
  - **Luxury Family Bathroom**
- **Integral Garage/ Separate Studio - Home Office Space/ First Floor Study/ Boot Room**
- **PVC Double Glazing/ Oil Fired Heating/ Solar Panels**





## ACCOMMODATION

### GROUND FLOOR

#### OPEN COVERED ENTRANCE PORCH

Composite front door with double glazed full height side screen into:-

#### OPEN ENTRANCE HALL

Quality Karndean 'natural oak' coloured flooring extending through entire ground floor level with underfloor heating. Fixed bespoke fitted wall to wall solid oak low level storage units. Open plan into lounge.



#### LUXURY CONTEMPORARY FURNISHED CLOAKROOM

Comprising wall push 'Grohe' w.c. Feature stone effect panelled accent wall with wall hung modern sink with wall mounted lever tap in gunmetal grey. Feature floor to ceiling double glazed frosted window.



## SPACIOUS LOUNGE 20'1" x 18'4"

Full height square picture window with views over garden. Staircase to first floor with feature slatted stairwell. Recessed Low voltage lighting. Sliding pocket door into Open plan Kitchen / Living / Dining Room.



## FAMILY ROOM 18'0" x 12'2"

Dual window aspect with full height square picture window enjoying views over garden and full height window. Attractive modern Dekton modern raised fireplace with box bell gas fire. Recessed low voltage lighting.





## LUXURY CONTEMPORARY KITCHEN WITH LIVING/ DINING 28'3" x 17'3"

Designed and supplied by Johanna Montgomery designs Limited. Equipped with a comprehensive range of bespoke fitted high and low level solid natural oak fitted units with contrasting quality marbled quartz work surfaces and splashback. Inlaid stainless steel sink unit with Quooker hot tap. Fixed centre island with contrasting marble worksurfaces with breakfast bar style return for casual dining. Inset 4 ring venting induction hob. A host of integrated appliances including twin eye level, AEG ovens, twin dishwashers and full height fridge freezers. Bespoke fitted larder cupboard. Bespoke fitted full height drinks cupboard with open box display shelving fitted drawers and wine rack. Living / dining area with twin bi-folding doors opening onto patio and private gardens. Recessed Low voltage lighting.



### **BOOT ROOM/ UTILITY ROOM 17'6" x 8'6"**

Designed and supplied by Johanna Montgomery. Bespoke fitted L shape full height storage cupboards in Matt Black finish. Range of high and low level modern kitchen units in matching Matt Black finish with contrasting marbled granite worksurfaces. Inlaid stainless steel sink unit with swan neck mixer tap. Fixed Bench seating with open under storage bays and coat hooks. Recessed Low voltage lighting. External door to side.

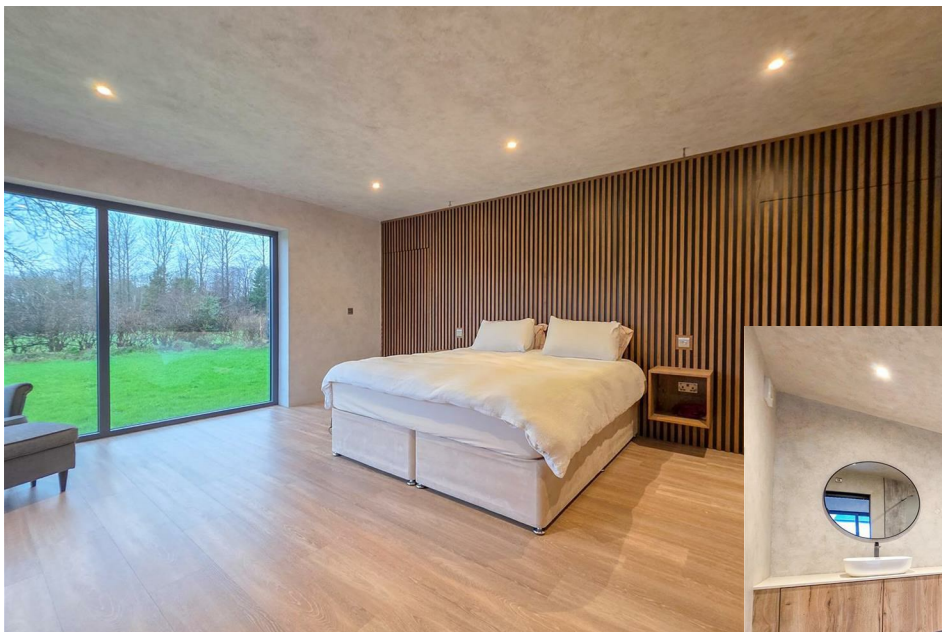


### **PRINCIPAL SUITE 19'0" x 14'2"**

With feature corner full height window with sliding matching patio door opening out to mature gardens and patio. Feature acoustic slatted panelled accent wall with concealed dressing room and ensuite entrances. Walls finished in 'Soap Stone' colour in french wash finish. Recessed low voltage lighting.

### **LUXURY SPACIOUS EN SUITE 11'3" x 8'9"**

Twin 'his and her' sinks on floating wall to wall natural oak vanity unit, button flush w.c. and large open shower enclosure with full height shower screen in ribbon glass with Drench style shower and hand shower attachment. Recessed low voltage lighting.





### **DRESSING ROOM 11'3" x 8'6"**

Comprehensively fitted with a bespoke range of integrated hanging space open shelving and fitted drawers. Recessed low voltage lighting.

### **ADJACENT DRESSING STORAGE AREA**

Bespoke fitted wall to wall full height wardrobes with integrated full height shoe closet. Recessed low voltage lighting.

## **FIRST FLOOR**

### **SPACIOUS LANDING**

Recessed low voltage lighting. Dual picture style windows with views over front garden to Carntall road.



### **STUDY 8'7" x 8'3"**

Full height PVC double glazed door with guard rail lean to balcony railing.



### **BEDROOM 3 12'6" x 12'2"**

At max. Built in full height oak double wardrobe with matching writing desk. Views over garden and golf course.

## BEDROOM 4 14'6" x 9'7"

At max. Built in full height oak double wardrobe with matching writing desk. Views over garden and golf course.



## LUXURY CONTEMPORARY BATHROOM

Comprising wall 'Grohe' push w.c, modern vanity unit with monobloc tap, freestanding bath with wall mounted taps and shower attachment. Open shower enclosure with full height screen in ribbon glass drench style shower with hand shower attachment. Recessed Low voltage lighting.



## BEDROOM 5 14'6" x 9'6"

At max. Built in full height oak double wardrobe with matching writing desk. Views over a garden and golf course.



## **BEDROOM 2 13'0" x 10'6"**

Built in full height oak double wardrobes with matching writing desk. Full height PVC double glazed door with guard rail lean to balcony railing.

## **MODERN EN SUITE**

Comprising full height shower enclosure screen in ribbon glass drench style shower with hand shower attachment, button flush w.c. and bespoke fitted vanity unit (sink and worktop required). Recessed low voltage lighting.



## **OUTSIDE**

Extensive mature site extending to approximately 0.3 acre.

Enjoying direct frontage onto the Carntall Road, Newtownabbey with a delightful aspect to the rear overlooking Ballyearl golf course.

Extensive parking private forecourt to front suitable for a variety of vehicles with parking bays to side.

Large private enclosed garden to rear screened by perimeter fence laid in lawn and stocked with a variety of shrubs.



## INTEGRAL GARAGE 16'6" x 10'6"

With insulated electric roller shutter door power and light.




## STUDIO/ HOME OFFICE 11'7" x 9'0"

Accessed to side via composite door. Reception Lobby area 9'0" X 4'3" with feature acoustic panelled accent wall and bench seating. Open plan into studio area with power, light and heat. Range of wall to wall fitted modern storage units. Perfect space for a variety of uses such as home office/ physio etc.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>92</b>	<b>92</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

**IMPORTANT NOTE TO ALL PURCHASERS:**  
**We have not tested any of the systems or appliances at this property.**

Country Estates (N.I.) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:

These particulars do not constitute any part of an offer or contract

All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I.) Ltd. or the vendor

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact

Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

The vendor does not make or give, and neither Country Estates (N.I.) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.