



Madigan Heights is nestled in the picturesque hills of the Upper Antrim Road, Belfast. With stunning dual aspect views overlooking Belfast Lough and Cave Hill, the location offers the perfect blend of natural beauty and modern convenience. Residents enjoy prime access to nearby natural outdoor spaces and easy connections to major arterial routes into Belfast, as well as the north and southbound motorways, making Madigan Heights ideal for both work and leisure.

Whether it's kicking back and relaxing or out and about enjoying the fresh air and spending quality family time in the green spaces, you'll appreciate everything the local area has to offer. From leading primary and secondary schools to local convenience stores, family-friendly play parks, excellent eateries, and sports, leisure, and entertainment facilities, you'll feel right at home.

Perfectly positioned, Madigan Heights also allows for easy access to the City Centre and beyond, ensuring hassle-free travel for those commuting daily. The beautifully designed luxury homes at Madigan Heights are sure to appeal to a wide variety of buyers, all while enjoying breathtaking views that truly enhance the living experience.

Offers Around  
£575,000

17A & 17B  
Antrim Road,  
NEWTOWNABBEY,  
BT36 7PP

Viewing by  
appointment  
through agent  
028 9066 3030

- GENERAL FEATURES
- New Build Semi-Detached family home extending to Circa 2,400 sq ft (including garage)
- Stunning dual aspect views overlooking Belfast Lough and Cave Hill
- Full Sliding doors opening from your Dining & Kitchen with beautiful views over Belfast Lough
- Internal doors in a contemporary panelled style
- Walls and ceilings decorated throughout using luxury, low- VOC emulsion paint
- Quality flooring throughout
- Allocated storage spaces for both properties
- Efficient low-energy recessed lighting
- Ample electrical and audio-visual points throughout
- Natural Gas boiler with 'hot water only' facility
- 10-year NHBC warranty
- Comprehensive supply of electrical points including wiring for connectivity with USB charging points throughout
- KITCHEN/UTILITY ROOM
- Luxury high specification kitchens
- Quartz worktop and island
- Spotlights, pendant lighting, and mood lighting
- Ample storage for family
- Luxury Quartz worktops with matching upstands and splashback
- Integrated appliances include – NEF gas hob, NEF electric oven, NEF integrated microwave, dishwasher and fridge/freezer
- SANITARYWARE
- Designer sanitary ware with vanity units and pro drench showers
- Free standing feature baths to main bathrooms
- Heated towel rails
- Wired for future LED lighting
- EXTERIOR FINISH
- Bitmac driveways for practical durability
- Iron and Wooden Fencing
- South Facing Balconies looking upon Cave Hill
- Stylish & low-maintenance paving to selected outdoor
- Garage included
- Please note: Virtual Images used for illustration purposes only

The Property Comprises:

Lower Ground Floor

BOOT ROOM:

WC:

UTILITY ROOM: 11' 5" x 9' 2" (3.48m x 2.79m)

INTEGRAL GARAGE:

Ground Floor

KITCHEN/LIVING/DINING: 32' 5" x 20' 1" (9.88m x 6.12m)

WC:





First Floor

BEDROOM (2): 13' 3" x 11' 6" (4.04m x 3.51m)

ENSUITE:

FAMILY BATHROOM:

BEDROOM (3): 12' 3" x 11' 8" (3.73m x 3.56m)

BEDROOM (4): 8' 7" x 8' 1" (2.62m x 2.46m)

Second Floor

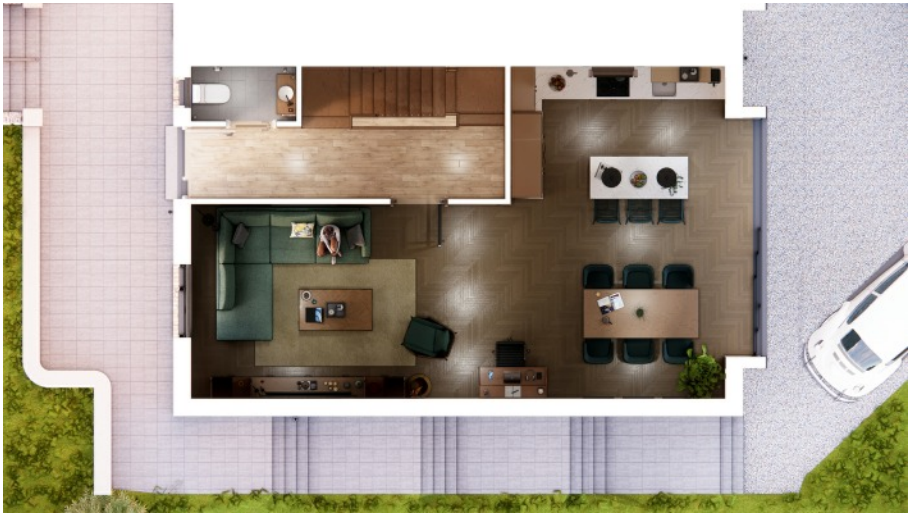
PRINCIPAL BEDROOM: 24' 1" x 11' 9" (7.34m x 3.58m)

ENSUITE:





Location:  
Opposite Ben Madigan Park Park, Antrim Road.

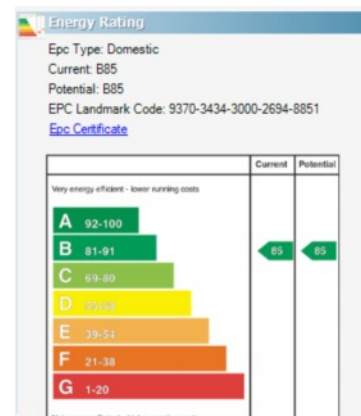
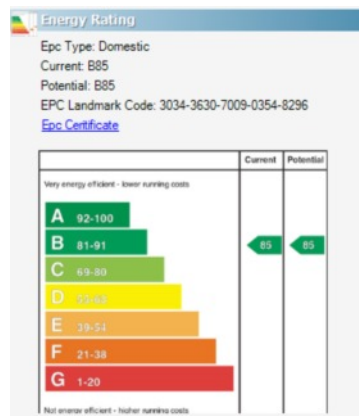




17A

17B

Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000  
 Lisburn - 028 92 66 1700  
 North Down - 028 90 42 4747  
[www.templetonrobinson.com](http://www.templetonrobinson.com)



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