



## 3 BEN MADIGAN HILL

Newtownabbey, BT36 7GF

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*Offers over* **£700,000**



DETACHED | 5  | 2  | 3 

A stunning, recently constructed detached home, nestled in the scenic Cavehill area, designed by renowned architect Des Ewing.

Number 3 Madigan Hill combines luxury living with serene natural surroundings. This beautifully crafted property offers spacious, light filled interiors with open plan living, sleek contemporary finishes and high-end fixtures throughout.

Internally this property features five bedrooms, principal with generous ensuite shower room, separate luxury family bathroom and elegant lounge and study, ideal for entertaining or quiet relaxation. The heart of the home is the further expansive open plan living, dining area featuring a bespoke kitchen with top of the line appliances, perfect for hosting family gatherings or casual dinners. Externally there is a stoned driveway to the side, gardens to the front in lawn and a landscaped tiered garden to the rear ideal for outdoor entertaining.

Located close to local amenities, parks and excellent schools, this Cavehill gem offers the perfect blend of tranquillity and convenience and is ideal for families and professionals alike.



## KEY FEATURES

- Luxury Detached Home Extending to Circa 2,450 sqft
- Spacious Entrance Hall with Furnished Cloakroom
- Elegant Lounge with Feature Hole In Wall Electric Fireplace
- Contemporary Bespoke Kitchen with Range of Built in Appliances and Centre Island with Seating Area, Open Plan to...
- Spacious Living and Dining Room
- Separate Utility Room and Mud Room
- Principal Bedroom with Generous Ensuite and Bespoke Fitted Wardrobes
- Four Additional Well Proportioned Bedrooms
- Elegant White Bathroom Suite with Free Standing Bath and Separate Shower Cubicle with Shower Pod
- Gas Central Heating with Underfloor heating to parts of Ground Floor
- Generous Stoned Parking Area to Front with Landscaped Flower Bedding
- Tiered Landscaped Rear Gardens in Lawn with Generous Patio Seating Area
- High Quality PVC Double Glazed Windows and Doors
- Stunning Views Over Belfast Lough
- Convenient Location Close to Leading Primary and Post Primary Schools, Fortwilliam Golf Club and the Bustling Antrim Road





## ROOM DETAILS

### *Ground Floor*

- Entrance Hall
- Furnished Cloakroom
- Lounge  
16'10" x 16'5"
- Open Plan Kitchen/  
Dining/Living Area  
29'6" x 25'11"
- Mud Room
- Utility Room

### *First Floor*

- Landing
- Bedroom One with  
Ensuite  
15'8" x 14'7"
- Bedroom Two  
16'5" x 16'9"
- Bedroom Three  
14'6" x 11'11"
- Bedroom Four  
14'7" x 9'11"
- Bedroom Five  
7'11" x 9'10"
- Bathroom

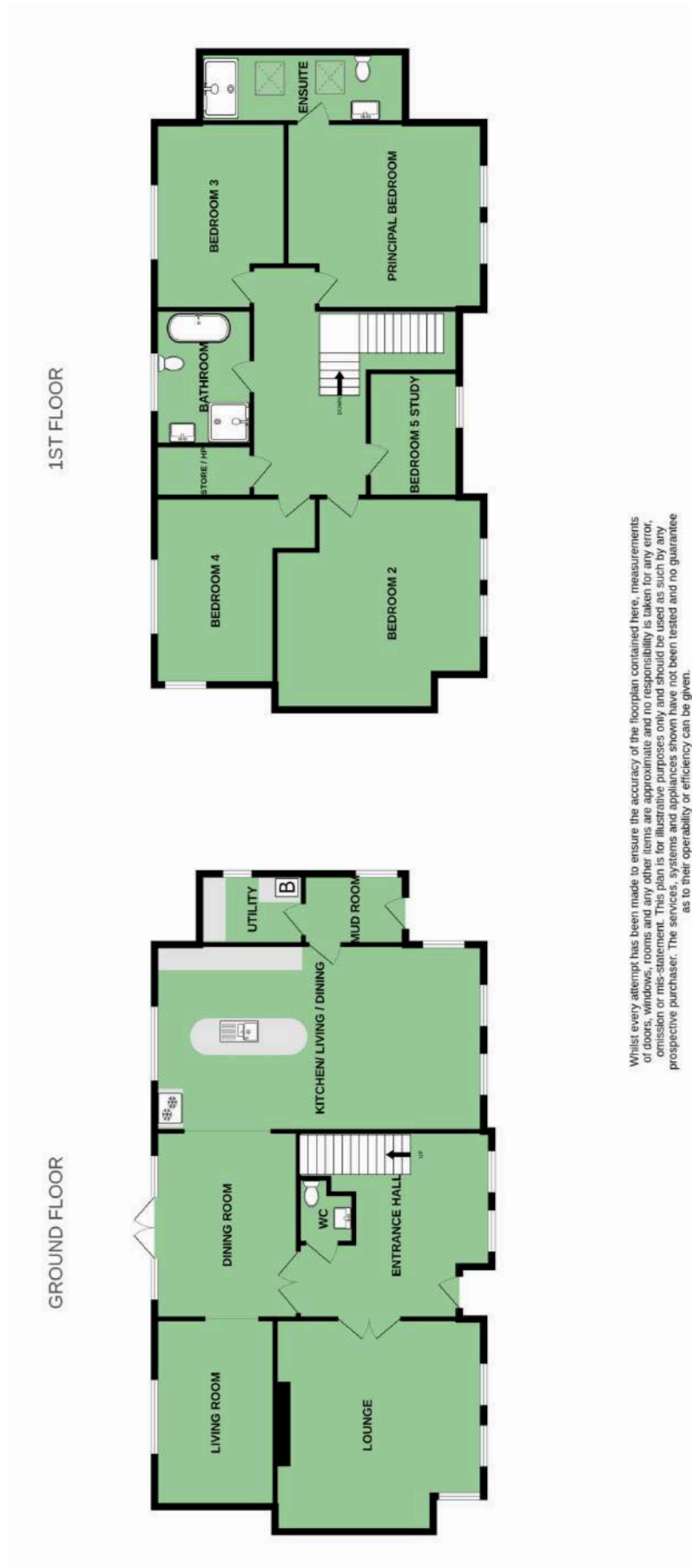
### *Outside*

- Stoned Driveway to Front
- EV Charging Point
- Gardens to Front in Lawn
- Paved Pathway  
Surrounding Property
- Flagged Patio Area to  
Rear
- Raised Garden area in  
Lawn with Shrub Beds



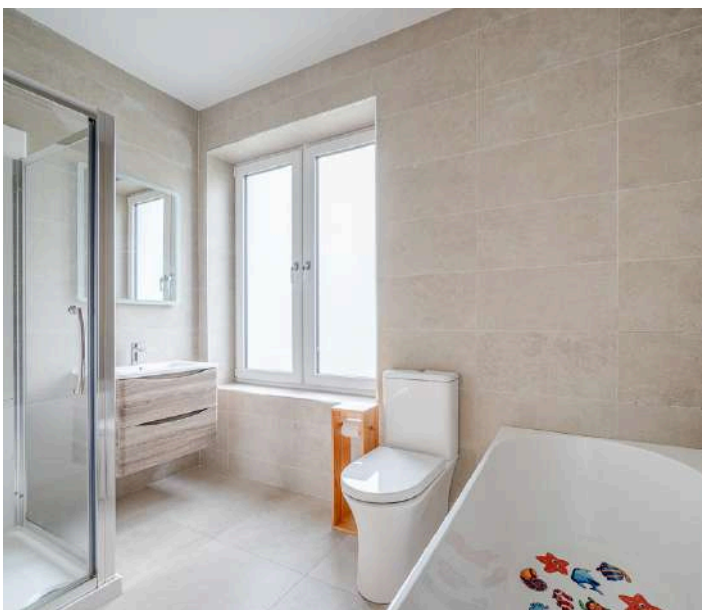


## FLOOR PLANS



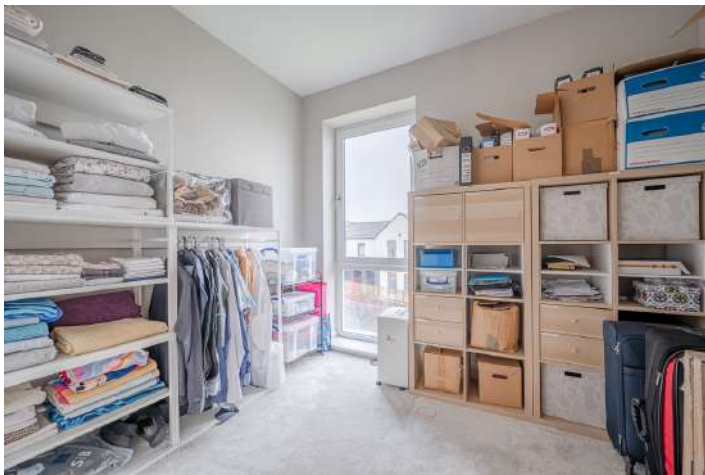
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are given as a guide only and should not be relied upon for any legal or financial purposes. Measurements may vary slightly from those shown on the floorplan due to the way the property is built or the way the floorplan is drawn. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## DIRECTIONS

*Travelling Countrybound toward Belfast Zoo on the Antrim Road, turn left onto Ben Madigan Park, continue to the top of the hill and take a right turn. onto Ben Madigan Park South. Follow this road round to the right and Madigan Hill is the next turn on the right. No 3 is on the right hand side.*



## THE LOCAL AREA

*Newtownabbey is filled with beautiful residential areas, fabulous parks and wonderful schools, making it the perfect place to live for a wide range of house hunters. Belfast is conveniently close at hand for those who wish to be near city action while also having the luxury of numerous green spaces at your doorstep.*

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
	CURRENT	POTENTIAL
92+ <b>A</b>		
81-91 <b>B</b>	84	84
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		

Scan QR Code for more details and to arrange a viewing.



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