



46 Oakfield Park, Jordanstown, Newtownabbey, BT37 0QY

Offers Over £349,950

- Impressive semi detached villa in highly regarded residential development
- Spacious lounge with multi fuel stove
- Open plan casual dining / family area
- Modern white bathroom suite
- Gas fired central heating
- 4 Bedrooms (master with ensuite shower)
- Shaker style fitted kitchen with integrated appliances and island unit
- Utility room/ Ground floor W/C
- Double glazing in uPVC frames
- Garden to rear in lawn and paving

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An impressive semi detached villa set within a highly regarded residential development, this superb home offers generous and well-appointed accommodation throughout. The property comprises four bedrooms, including a master with ensuite shower room, ideal for modern family living. A spacious lounge with multi fuel stove provides a warm and inviting focal point, while the shaker style fitted kitchen flows seamlessly into an open plan casual dining and family area, perfect for entertaining. Additional conveniences include a utility room and ground floor W/C. Upstairs, a modern white bathroom suite serves the remaining bedrooms. Ideally positioned within walking distance to Jordanstown railway halt, this home combines comfort, style and excellent commuter convenience.



Council Tax Band:



GROUND FLOOR

ENTRANCE HALL

Composite front door, ceramic tiled flooring, understairs storage

CLOAKS

Low flush W/C, half pedestal wash hand basin, wall tiling, ceramic tiled flooring, extractor fan

LOUNGE

16'4" x 13'3"

Hole in wall style fireplace, granite hearth, floating sleeper, multi fuel stove, luxury vinyl tiled herringbone style flooring

KITCHEN

22'4" x 14'5"

Range of high and low level shaker style units, round edge worksurfaces, single drainer stainless steel sink unit with mixer taps and vegetable sink, built in stainless steel oven and hob unit, stainless steel extractor fan and canopy, integrated fridge freezer, integrated dishwasher, downlighters, wall tiling, ceramic tiled flooring, island unit with storage and seating, open plan casual dining area

UTILITY ROOM

8'3" x 5'6"

Range of high and low level units, round edge worksurfaces, single drainer stainless steel sink unit with mixer tap, plumbed for washing machine, ceramic tiled flooring, extractor fan, gas fired boiler

FIRST FLOOR

LANDING

Access to roofspace, shelved linen cupboard

BEDROOM (1)

12'1" x 13'3"

ENSUITE SHOWER ROOM

Glazed shower cubicle with feature rainfall shower, separate handheld shower, low flush W/C, vanity unit sink wall tiling, ceramic tiled flooring, downlighters, extractor fan, chrome heated towel rail

BEDROOM (2)

11'8" x 9'4"

BEDROOM (3)

11'10" x 8'8"

Wall panelling

BEDROOM (4)

10'10" x 8'2"

BATHROOM

White suite comprising panelled bath, glazed shower screen, thermostatic controlled shower, low flush W/C, vanity unit sink, wall tiling, ceramic tiled flooring, chrome heated towel rail, downlighters, extractor fan

OUTSIDE

Front: open plan in lawn

Side: tarmac driveway to side

Rear: enclosed to rear, in lawn and paving, outside light and tap

Additional Information / Disclaimer

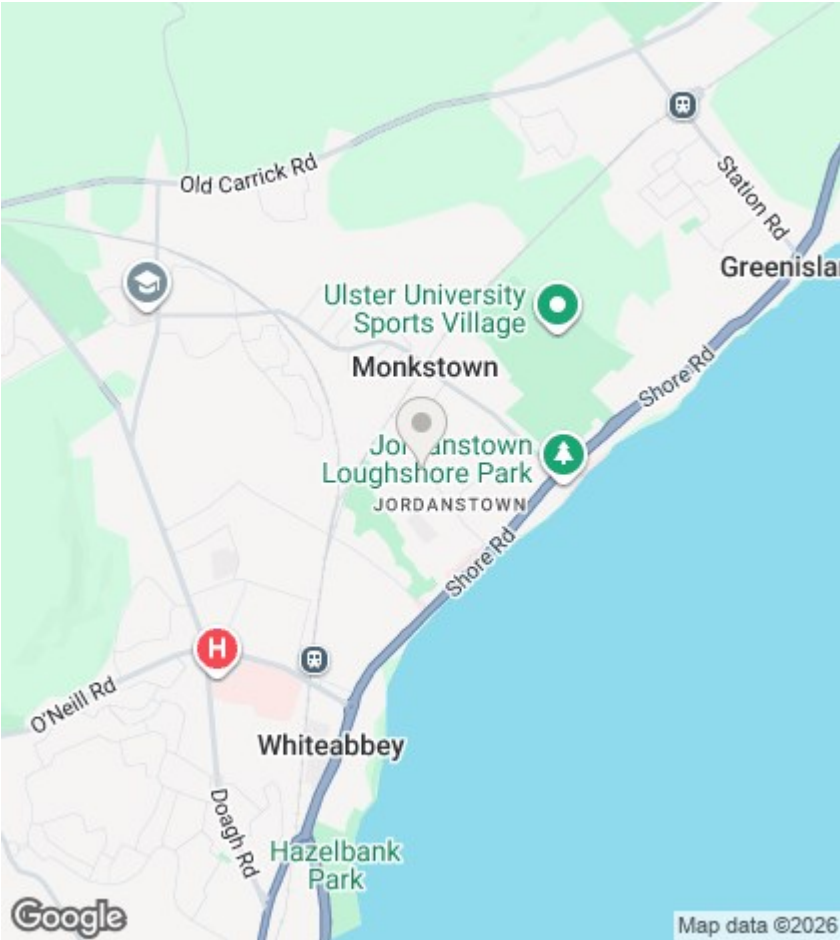
Tenure -Freehold

Broadband & mobile checker for Northern Ireland
<https://www.nidirect.gov.uk/services/broadband-and-mobile-checker>

Flooding maps for Northern Ireland
<https://www.nidirect.gov.uk/information-and-services/your-neighbourhood-roads-and-streets/flooding-your-area> Please note the information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary.

We are happy to provide clarification on any specific points upon request. All measurements are given as approximate.

Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs and floor plans are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.



Directions

Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:

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