



3 Rosemount Park, Jordanstown, BT37 0NL

Offers Over £249,950

- Detached bungalow in highly regarded residential area
- Spacious lounge with feature fireplace through to:
- Fitted kitchen
- Oil fired central heating
- Attached garage
- 3 Bedrooms
- Dining room
- White bathroom suite
- Double glazing
- Modernisation required

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Situated in a highly sought-after residential location, this detached bungalow offers an excellent opportunity for buyers looking to create their ideal home. Conveniently positioned close to a wide range of local amenities, the property is competitively priced to reflect the modernisation required, making it an attractive prospect for those seeking to add value.

The accommodation comprises three well-proportioned bedrooms, a spacious lounge with a feature fireplace opening through to the dining room, creating an ideal space for both everyday living and entertaining. The fitted kitchen and white bathroom suite provide a practical layout, while oil-fired central heating and double glazing ensure year-round comfort.

Externally, the property benefits from an attached garage and occupies a desirable position within this highly regarded residential area. Offering fantastic potential and available with no compromise on location, this is a rare opportunity to acquire a detached bungalow and tailor it to your own taste and style.



Council Tax Band: Northern Ireland



Open Entrance Porch

Entrance Hall

Cloaks, access to roofspace by ladder

Lounge

19'1 x 11'10

Feature fireplace, through to:

Dining Room

10'1 x 8'10

Kitchen

14'6 x 8'10

Range of high and low level units, double drainer stainless steel sink unit, cooker point, plumbed for washing machine, larder storage, wall tiling, hot press with insulated copper cylinder, views towards Belfast Lough

Bedroom (1)

12'10 x 10'2

Bedroom (2)

11'3 x 11'2

Views towards Belfast Lough

Bedroom (3)

12'11 x 7'11

Including built in robe

Bathroom

White suite comprising panelled bath, shower screen, thermostatic controlled shower, low flush W/C, pedestal wash hand basin, wall tiling, extractor fan

Outside

Front in lawn

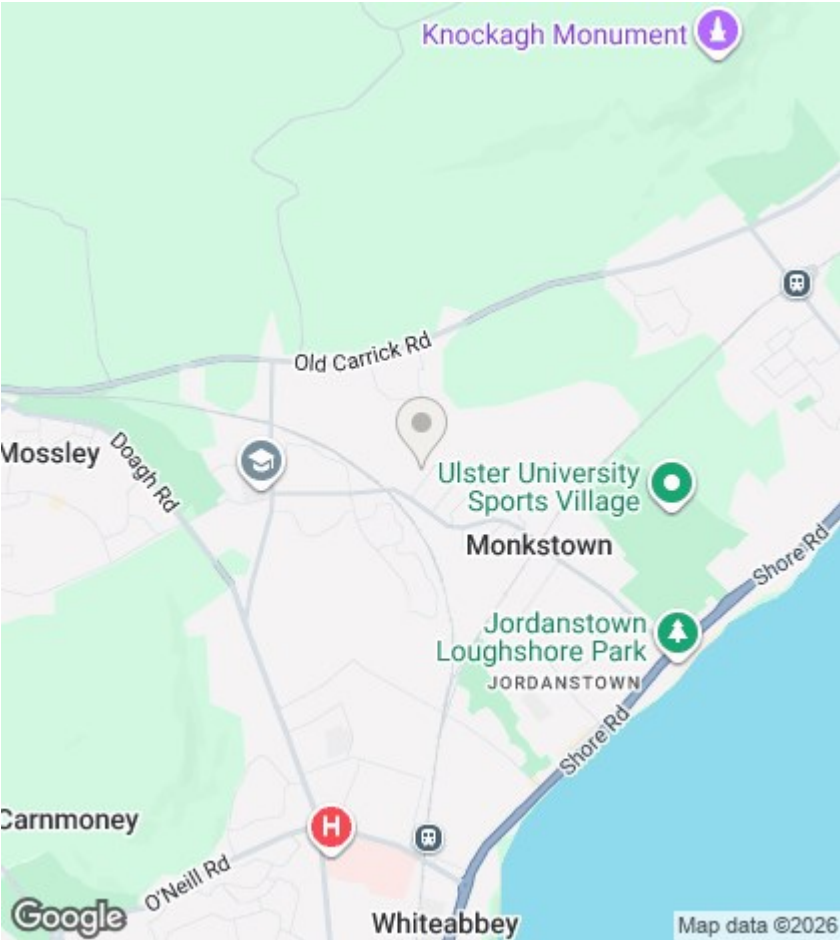
Driveway to side

Rear in lawn, plants and shrubs, PVC oil storage tank, paved patio area

Attached Garage

22'8 x 9'0

Oil fired boiler, up and over door, tap



Directions

Viewings

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

EPC Rating:
E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC