



32 Lynda Avenue, Jordanstown, BT37 0NX

Offers Over £339,950

- Detached property in popular residential area
- Double glazing in Anthracite grey frames
- Rewired 2021
- Garage
- 3 Bedrooms (all with engineered wooden flooring)
- Gas fired central heating (new system & boiler installed 2021)
- High efficiency solar panels & 5kWh solar battery

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Occupying a prime position within a popular residential area, this attractive detached home offers well-presented accommodation ideal for families and those seeking energy-efficient living. The property boasts three well-proportioned bedrooms, each finished with quality engineered wooden flooring, creating a warm and contemporary feel throughout. Further benefits include double glazing in stylish anthracite grey frames, a gas fired central heating system with a new boiler installed in 2021, and the property was fully rewired in 2021 for added peace of mind. It has also been wired throughout with high-speed ethernet connectivity, which provides the following benefits: enhances home-based experiences such as working from home, streaming 4k videos seamlessly, or high-speed gaming; facilitates a sophisticated home media set-up; enables reliable home security (for example: IP cameras, etc)." High-efficiency solar panels and a 5kWh solar battery help reduce energy costs, while the detached garage provides excellent storage and secure parking.



Council Tax Band: Northern Ireland



Ground Floor

Reception Hall

Hardwood oak flooring

Lounge

13'5 x 11'7

Engineered wood flooring

Kitchen

19'6 x 9'10

Modern fitted kitchen with range of high and low level units, Quartz worktops and splashback, Belfast sink with mixer tap, built in Bosch hob, built in fan assisted Bosh oven, extractor fan, built in Smeg fridge freezer, engineered wood flooring,.

Casual dining area, French doors to rear, downlighters

Utility Room

9'9 x 8'5

Plumbed for washing machine

First Floor

Landing

Linen cupboard, access to roofspace with folding loft ladder

Bedroom (1)

10'6 x 10'10

Engineered wooden flooring, downlighters, built in wardrobe

Bedroom (2)

11'9 x 10'1

Engineered wooden flooring, downlighters, built in wardrobe

Bedroom (3)

8'5 x 7'3 (at max)

Engineered wooden flooring, downlighters

Bathroom

Luxury white bathroom suite, low flush W/C, wall hung vanity unit with twin drawer, larger shower unit with rain shower, heated towel rail, ceramic tiled flooring, tiling, downlighters, extractor fan

Outside

Front: raised solid steel flowerbeds, tarmac driveway replaced 2021, granite-lined tiled steps and path, cedar slatted fence, fruit trees and fruit shrubs, evergreen Portuguese laurel hedge.

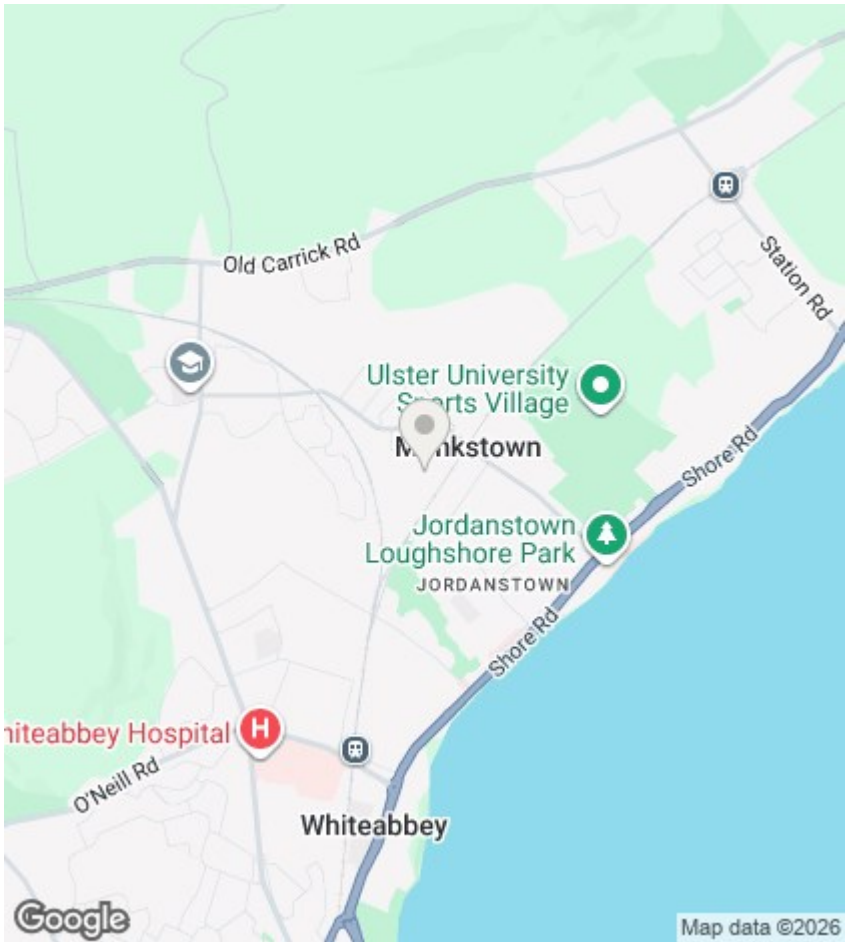
Rear: raised solid steel flowerbeds, installed pergola, platform steps to connect the house to the garden,

granite-lined durable tiles, outdoor lighting, cedar slatted fence, in lawn, fruit trees and fruit shrubs, evergreen Portuguese laurel hedge

Garage

17'4 x 9'9

Gas boiler, storage battery for solar panels, electric door, light and power



Directions

Viewings

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

EPC Rating:

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	94	94
(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 	

