



3 Mount Pleasant Drive, Jordanstown, BT37 0NG

Offers Over £259,950

- Detached bungalow in highly regarded residential area
- Through lounge
- Fitted kitchen with granite worksurfaces and built in appliances
- Oil fired central heating
- uPVC fascia and rain water goods
- 3 Bedrooms
- Conservatory
- Double glazing in uPVC frames
- Modern shower room
- Garage

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Situated on a magnificent site within one of the area's most highly regarded residential locations, this bright and spacious detached bungalow offers an exceptional opportunity for those seeking a beautifully presented home in a desirable setting. Immaculately maintained throughout, the property boasts generous, light-filled accommodation designed to provide both comfort and practicality for modern living. Every room has been finished to a high standard, creating a welcoming atmosphere that is ready for immediate occupation. Externally, the impressive site provides excellent outdoor space, enhancing the appeal of this outstanding home. Combining a sought-after location with superb presentation and spacious accommodation, this property is sure to attract strong interest from a wide range of purchasers. Early inspection is highly recommended to fully appreciate the quality, space, and enviable setting this exceptional bungalow has to offer. Viewings are strongly advised to avoid disappointment.



Council Tax Band: Northern Ireland



Reception Hall

Cloaks

Through Lounge

19'5 x 12'10

Stone fireplace

Kitchen

19'0 x 11'6

Range of high and low level units with granite worktops, feature sink unit with mixer tap, vegetable sink, inlaid hob unit, extractor fan, double oven, concealed lighting, Plumbed for both washing machine and dishwasher, wine rack, double glazed double doors to:

Conservatory

8'7 x 8'4

Ceramic tiled flooring, French doors

Bedroom (1)

11'7 x 11'5

Built in wardrobes

Bedroom (2)

10'3 x 11'4

Built in wardrobes

Bedroom (3)

12'1 x 10'7

(Presently being used as a dining room)

Shower Room

Low flush W/C, wall hung vanity unit, shower unit with controlled shower, fully tiled walls and floor

Outside

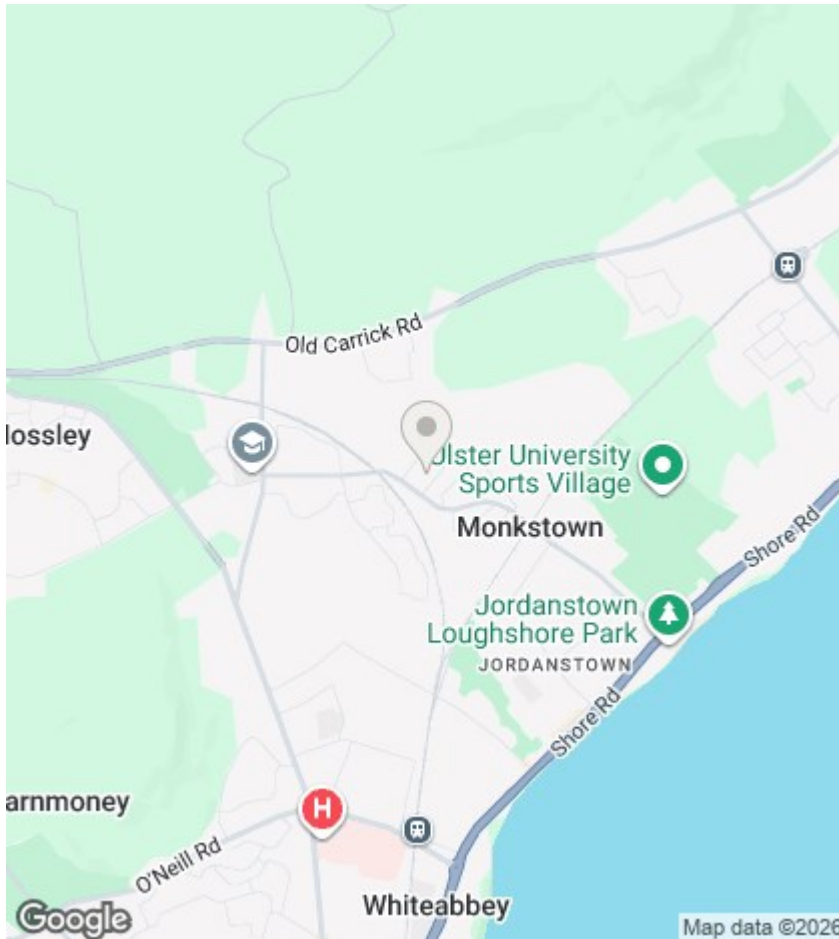
Front in lawn, plants, trees and shrubs

Rear in lawn, spacious, variety of plants, trees and shrubs, built in seating area, light and tap, oil storage tank

Garage

19'7 x 9'0

Up and over door, light and power, oil fired boiler



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		69
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

Ground Floor

