



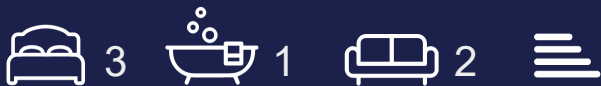
12 Glenkeen Avenue, Jordanstown, BT37 0PH

Offers Over £319,950

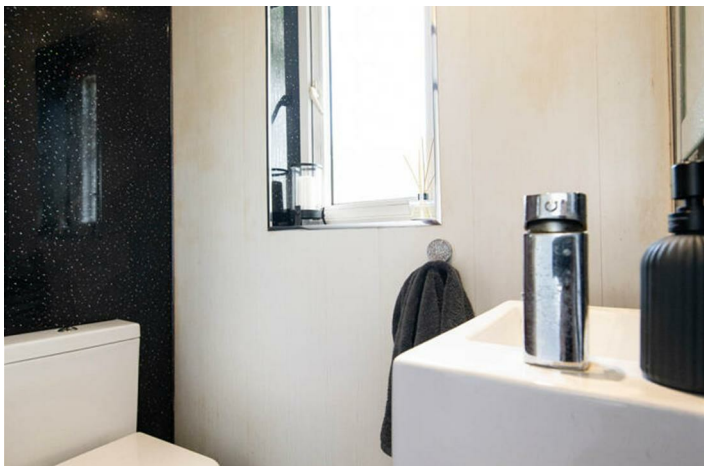
- Detached villa in highly regarded area
- 2 Reception rooms
- Oil fired central heating
- Extensive rear garden
- Garage
- 3 Bedrooms
- Fitted kitchen
- Double glazing in uPVC frames (except 2 windows)
- Priced to allow modernisation

12 Glenkeen Avenue, Jordanstown BT37 0PH

This attractive detached villa is situated in the highly regarded and established area of Jordanstown, an area well known for its appealing townscape character and desirable residential setting. The property offers excellent potential for those seeking a spacious home with scope to modernise and create a property tailored to their own requirements. Internally, the accommodation comprises three well-proportioned bedrooms, two reception rooms and a fitted kitchen, providing flexible living space for a variety of needs. The property benefits from oil-fired central heating and double glazing in uPVC frames, with the exception of two windows. Externally, the extensive rear garden is a particular feature, offering generous outdoor space for families and keen gardeners. The garden may also provide potential for extension, subject to the necessary planning permissions and consents. Priced to allow for modernisation, this detached villa represents an excellent opportunity in a highly sought-after location.



Council Tax Band: Northern Ireland



Ground Floor

Entrance Hall

uPVC front door, ceramic tiled flooring

Ground Floor W/C

Low flush W/C, vanity sink, ceramic tiled flooring

Lounge

13'3 x 10'11

Laminate wood flooring

Dining Room

13'2 x 10'11

Laminate wood flooring

Kitchen

14'1 x 9'2

Range of high and low level units, round edge worksurfaces, double Belfast jawbox sink with mixer taps, built in oven and hob, stainless steel extractor fan, downlighters, ceramic tiled flooring

First Floor

Landing

Semi solid wood flooring, access to roofspace

Bedroom (1)

16'7 x 10'10

Including built in storage area, laminate wood flooring, hot press with insulated copper cylinder

Bedroom (2)

15'9 x 10'11

Including built in storage area, semi solid wood flooring

Bedroom (3)

9'5 x 9'2

Laminate wood flooring

Shower Room

Walk in shower area with thermostatic controlled shower, vanity unit sink, wall tiling, ceramic tiled flooring, PVC panelled ceiling

Separate W/C

Low flush W/C, vanity unit sink, PVC wall panelling, ceramic tiled flooring

Outside

Front: driveway, hedging

Side: oil fired boiler

Rear: extensive lawns, mature plants, trees and shrubs

Garage

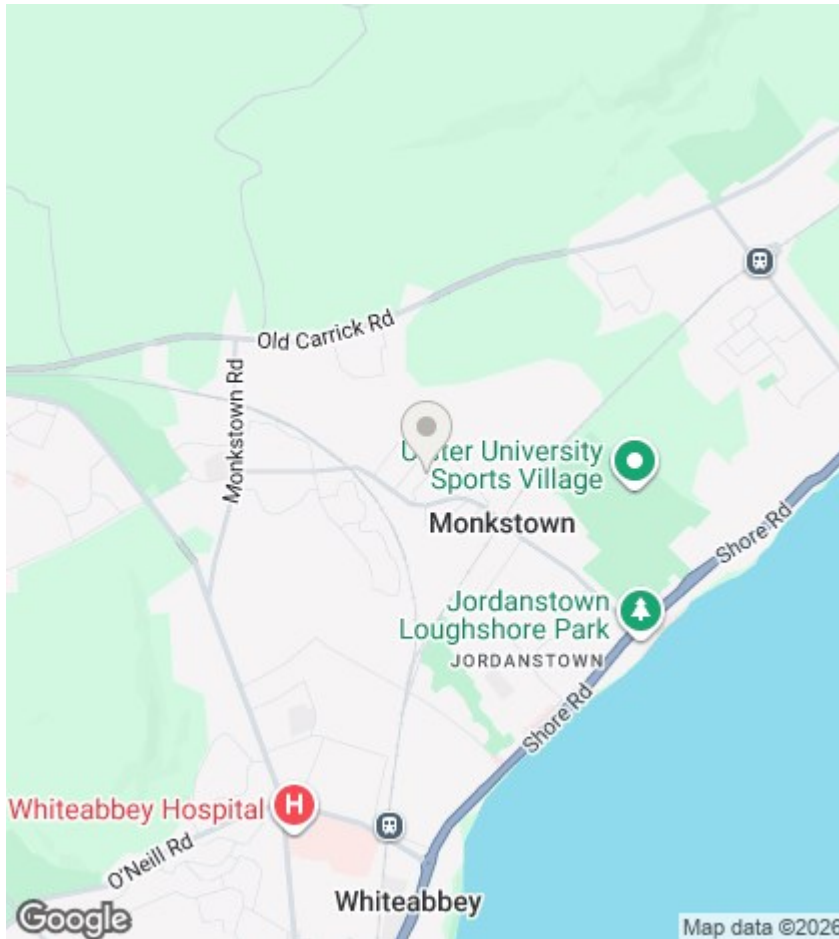
Disclaimer/ Additional Information

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 are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.

Tenure - Leasehold 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	

