



4 Glen Crescent, Jordanstown, BT37 0RZ

Offers Over £265,000

- Extended detached bungalow in quiet residential cul de sac
- Lounge with fireplace
- Double glazed conservatory
- Gas fired central heating/ Double glazing
- Garden to front & paved area to rear
- 2 Bedrooms (with potential for 3rd bedroom)
- Fitted kitchen open plan to casual dining area
- Soft cream coloured bathroom suite
- Integral garage
- Located close to excellent schools, shops and public transport facilities

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This extended detached bungalow is ideally situated within a quiet residential cul-de-sac, conveniently located close to excellent schools, shops and public transport facilities. The property offers comfortable and versatile accommodation throughout, featuring two bedrooms with provision for a third. The welcoming lounge boasts a fireplace, creating a cosy and inviting living space. A fitted kitchen is conveniently open plan to a casual dining area, providing an excellent space for everyday living and entertaining. There is also a bright, double-glazed conservatory, offering an additional relaxing space with views over the rear of the property. The soft cream-coloured bathroom suite complements the home, while gas-fired central heating ensures warmth and comfort. The property is double glazed and further benefits from an integral garage. Externally, there is a garden to the front, while the rear provides a practical paved area, ideal for low-maintenance outdoor enjoyment. The property is in need of modernisation and has been priced accordingly.



Council Tax Band: Northern Ireland



Entrance Hall

Parquet style flooring

Lounge

14'10 x 11'9

Laminate wood flooring, stone fireplace and hearth, wall panneling

Kitchen Open Plan

20'0 x 13'10 (at max points)

Range of high and low level oak units, round edge worksurfaces, single drainer stainless steel sink unit with mixer tap, cooker point, wall tiling, glazed display units, wood chip flooring, open plan casual dining area through to:

Rear Hallway

Access to garage through to:

Conservatory

10'6 x 10'5

Chinese slate tiled flooring, light, heat and power

Inner Hallway Steps To:

Access To Floored Roofspace

(No building control or planning permission) Separate storage area, heat and power, Velux window, Eaves storage

Bedroom (1)

13'5 x 9'11

Parquet style flooring, double glazing patio doors to rear, panelled ceiling, through to:

Dressing Area

9'11 x 5'7

Parquet style flooring

Bedroom (2)

14'0 x 10'11 (at max)

Including built in robes

Bedroom (3)

10'10 x 9'11 (at max)

Including range of built in robes, laminate wood flooring

Bathroom

Soft cream coloured suite comprising panelled bath, vanity unit sink, low flush W/C, glazed shower cubicle with electric shower, wall tiling, shelved linen cupboard, wall mounted heater

Outside

Front in stones, plants and shrubs, car parking

Paved to rear with plants and shrubs

uPVC fascia and rainwater goods

Garage

15'1 x 11'7

Roller door, light and power, access to roofspace, Worcester gas boiler, plumbed for washing machine

Disclaimer/ Additional Information

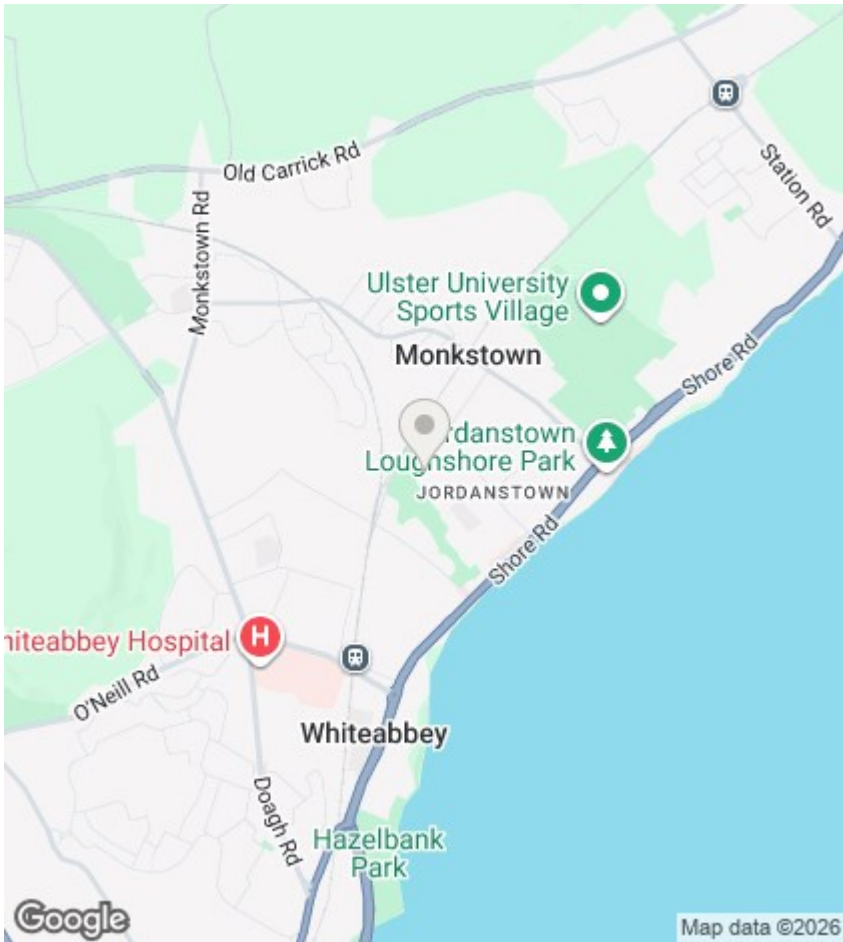
The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to 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:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		
	EU Directive 2002/91/EC	

Approx. 137.9 sq. metres (1484.2 sq. feet)

