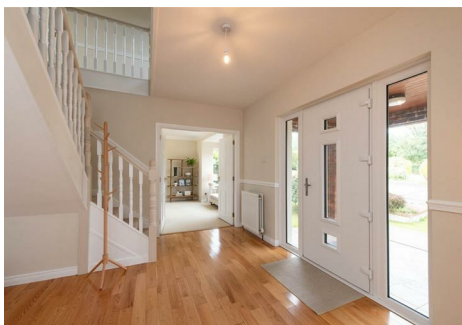




1 Meadowlands, Jordanstown, BT37 0UR

Offers Over £525,000

- Impressive, detached villa in highly popular residential cul de sac
- Additional Playroom/ nursery bedroom/office
- Bathroom with modern white suite
- Recently installed triple glazing in uPVC frames with interior sills
- Double garage/ Zappi EV Car Charger
- 4 Bedrooms (2 with ensuite facilities)
- Fitted kitchen with marble worksurfaces and built in appliances
- Utility room & Cloaks
- Recently installed A++, energy efficient composite front and back doors
- Large South facing garden

1 Meadowlands, Jordanstown BT37 0UR

An impressive detached villa, ideally positioned within a highly popular residential cul-de-sac, offering spacious and versatile family accommodation. The property features four bedrooms, including two with ensuite facilities, together with an additional playroom, nursery or home office. A stylish fitted kitchen boasts marble worksurfaces and integrated appliances, complemented by a modern family bathroom, utility room and convenient cloaks/WC. Recently installed triple glazing in uPVC frames with interior sills, alongside A++ energy-efficient composite front and rear doors, enhances both comfort and efficiency. Externally, the property benefits from a double garage, Zappi EV car charger and a large, private south-facing garden, providing an excellent outdoor space for entertaining, relaxing and family enjoyment.



Council Tax Band: Northern Ireland



Ground Floor

Reception Porch

Ceramic tiled flooring

Spacious Reception Hall

Composite energy efficient door and glazed side panels, polished wood flooring

Cloaks

Low flush W/C, pedestal wash basin, polished wood flooring

Drawing Room

13'1 x 25'2

Media wall with inset feature electric fire, French doors to garden, cornicing, open plan to:

Dining Room

14'2 x 11'4

Polished wood flooring, cornicing

Family Room

13'4 x 11'9

Feature marble fireplace, cornicing, solid wood flooring, views of Knockagh Hill

Kitchen

15'0 x 12'0

Range of high and low level units, granite worksurfaces, including hob unit, extractor fan, double oven, integrated microwave, matching splashback, modern sink unit, wine rack, fridge freezer, downlighters, ceramic tiled flooring

Utility Room

11'0 x 5'8

Range of high and low level units, round edge worksurfaces, single drainer stainless steel sink unit mixer tap, ceramic tiled flooring, plumbed for washing machine, tumble dryer unit, store/pantry, access to garage, composite energy efficient door to garden

First Floor

Spacious Bright Landing

Access to roofspace via Slinsby type ladder, built in storage

Bedroom (1)

15'2 x 11'0

Ensuite Shower Room

Low flush W/C, vanity unit, shower unit with controlled shower, tiling, ceramic tiled flooring, fully tiled walls, heated towel rail

Playroom/Dressing Room/ Nursery Bedroom

19'6 x 9'9

Velux window

Bedroom (2)

13'3 x 11'9

Views of Knockagh Hill

Ensuite Shower Room

Low flush W/C, pedestal wash hand basin, ceramic tiled flooring, tiling

Bedroom (3)

13'1 x 11'7

Bedroom (4)

11 x 9'3

Bathroom

Modern white suite, roll top bath with mixer tap, low flush W/C, panelling, shower unit with controlled shower, luxury wall and floor tiling, extractor fan

Outside

Front: in lawn, mature plants, trees and shrubs, large extensive driveway, fully paved, Zappi EV charger, sensor light

Rear: large enclosed south facing lawn, mature shrubs and planting, paved patio area, sensor lighting and outside tap

Garage

19'6 x 17'7

Double garage with recessed twin up and over doors, light and power, oil fired boiler

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.

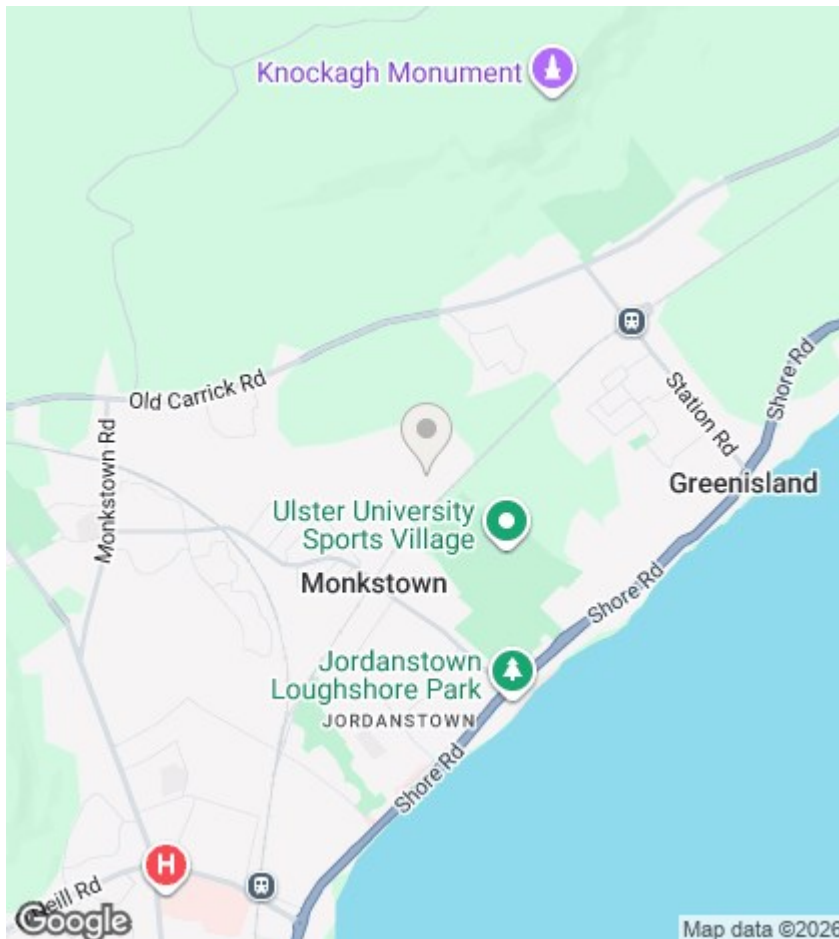
Tenure - Leasehold Broadband & mobile checker for Northern Ireland

<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

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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	60	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

First Floor

