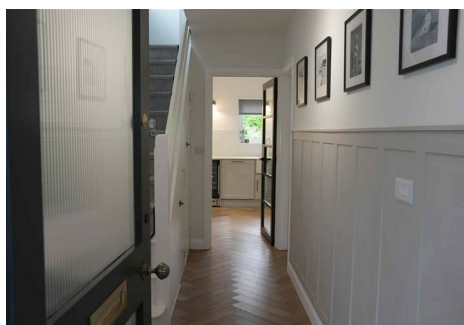




40 Jordanstown Road, Jordanstown, BT37 0QF

Offers Over £309,950

- Extended red brick semi detached in popular residential area
- Lounge with laminate parquet flooring
- Sunroom to rear of property
- Luxury white bathroom suite
- Attached garage
- 3 Bedrooms
- Luxury fitted solid kitchen with casual dining area
- Gas fired central zoned heating
- Double glazing in uPVC frames
- Luxuriously presented throughout

40 Jordanstown Road, Jordanstown BT37 0QF

Out of this world! This luxuriously renovated and extended red brick semi-detached home is presented to an exceptional standard throughout, with no expense spared in creating a truly impressive family residence. Situated in a popular residential area, the property combines stylish contemporary living with generous accommodation. The welcoming lounge features beautiful laminate parquet flooring, while the luxury fitted kitchen provides an excellent casual dining area. To the rear, an impressive extended sunroom creates a bright and versatile additional living space, overlooking the rear paved garden. The first floor offers three well-proportioned bedrooms and a stunning luxury white bathroom suite. Further benefits include gas-fired central heating with zoned heating, double glazing in uPVC frames and an attached garage. Luxuriously presented throughout, this exceptional property offers a rare opportunity to acquire a beautifully finished home in a highly sought-after location and is sure to impress even the most discerning purchaser.



Council Tax Band: Northern Ireland



Ground Floor

Reception Porch

Composite front door and glazed side panel

Reception Hall

Feature panelled, understairs storage

Lounge

16'0 x 12'10

LVT parquet flooring, cornicing, mantle, wired for flat screen, open archway to:

Kitchen

19'9 x 10'0

Luxury solid fitted kitchen with range of high and low level units, Quartz worksurfaces, Belfast sink unit with mixer tap, built in dishwasher, built in Nordmende fan assisted oven, built in induction hob, built in fridge freezer, wine fridge, extractor fan, concealed lighting, casual dining room with LVT parquet wood flooring, cornicing, downlighters, tiling, French doors to garden

Rear Hall

Cloaks

Low flush W/C, vanity unit with mixer tap, tiling, heated towel rail

Sunroom

11'4 x 10'8

uPVC door to rear, downlighters

First Floor

Landing

Bedroom (1)

14'2 x 10'5

Laminate wood flooring, feature panelling, built in wardrobe, wired for flat screen, downlighter

Bedroom (2)

11'11 x 9'5

Bedroom (3)

7'10 x 7'7

Plus built in wardrobe, picture rail

Bathroom

Luxury white bathroom suite, low flush W/C, free standing bath with mixer tap, wall hung vanity unit with mixer tap, corner glazed shower unit with controlled rain shower, ceramic tiled flooring, tiling, heated towel rail, downlighters, wired for wall lights

Outside

Front in tarmacked driveway with electric gates

Rear in lawn with plants, shrubs and hedging

Garage

19'6 x 8'4

Worcester gas boiler, light and power (Currently used as a gym)

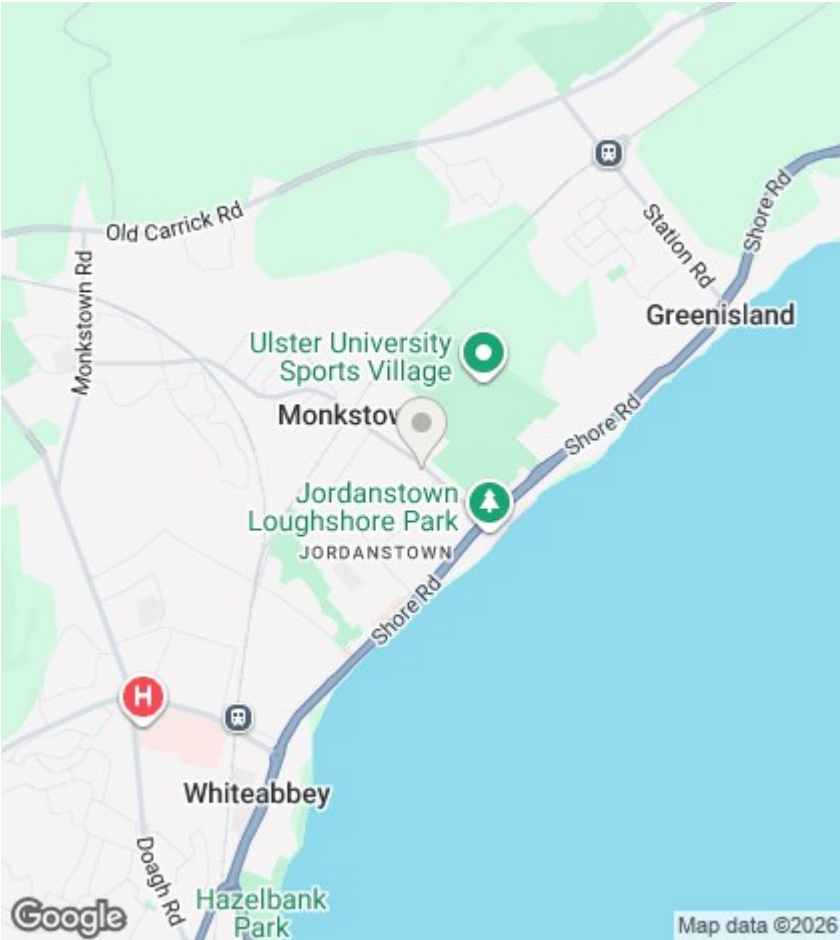
Disclaimer/ Additional information

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:
F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E		
(21-38) F	38	
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC