



1 Cooleen Park, Jordanstown, BT37 0RR

Offers Over £275,000

- Detached chalet bungalow on an impressive site in a sought-after residential area
- Family room & Lounge with feature fireplaces
- Bathroom
- Detached garage
- Oil fired central heating/Double glazing
- Spacious reception hallway with parquet flooring
- Kitchen
- 4 Well-proportioned bedrooms
- Impressive fully enclosed garden to rear laid in lawn with front garden and private driveway
- Modernisation required

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McMillan McClure Estate Agents are delighted to offer to the market this detached chalet-style bungalow in the sought-after residential cul-de-sac of Cooleen Park, Jordanstown. The property benefits from oil fired central heating and double glazing throughout. All-in-all, this property presents a perfect opportunity to those seeking to acquire a home within a respected and established area, to put their stamp on. Convenient to Loughshore Coastal Path, excellent local schools, shops and public transport routes. Full internal inspection can be arranged through agents and is strongly recommended. Of particular interest to many will be the spacious, private mature lawn to the rear.



Council Tax Band: Northern Ireland



Ground Floor

Entrance Hall

Reception Hall

Solid wood Herringbone flooring, cornice ceiling, wired for wall lights. Hot press with copper cylinder with immersion heater.

Family Room

13'5" x 9'10"

Lounge

12'8" x 12'11"

Kitchen

14'3" x 9'4"

Built in units with round edge work surfaces, single drainer stainless steel sink unit with mixer tap and vegetable sink, extractor fan, downlighters, built-in larder.

Bedroom (1)

12'11" x 9'10"

Bedroom (2)

8'9" x 10'9"

Bathroom

Light coloured suite, panelled bath with mixer tap and telephone hand shower, pedestal wash hand basin, heated towel rail, extractor fan

Separate W/C

Low flush WC, wall tiling

First Floor

Landing

Bedroom (3)

13'4" x 12'1"

Bedroom (4)

11'8" x 13'1"

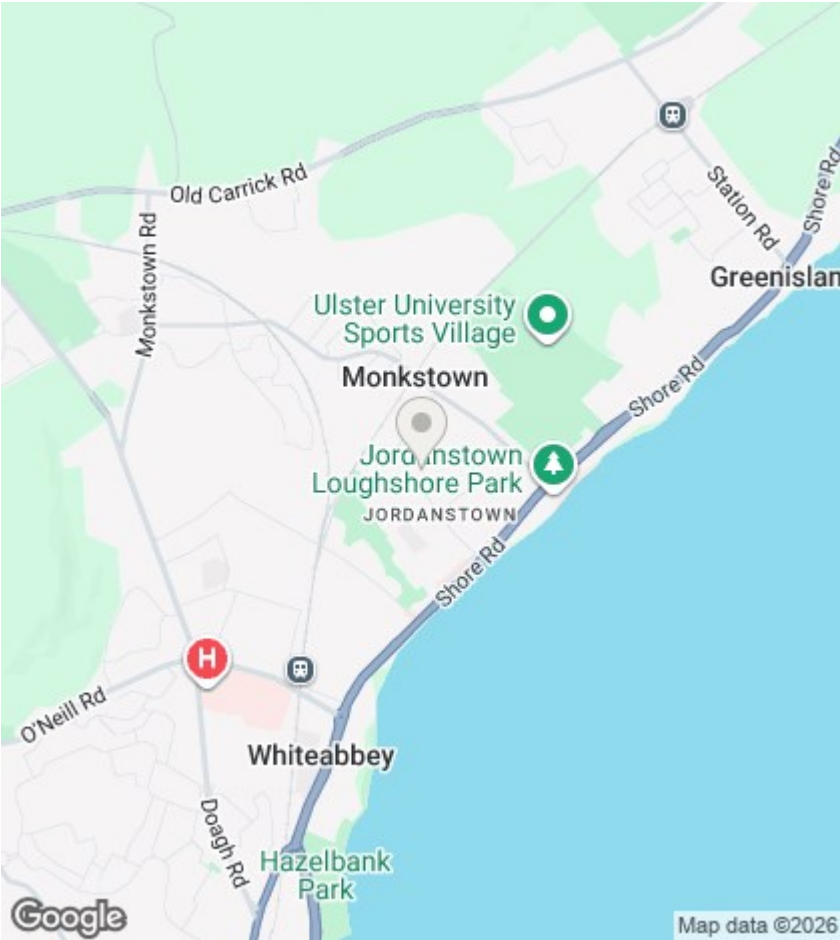
Outside

Front in spacious lawn, plants trees and shrubs
Rear in spacious lawn, brick paving, plants, shrubs, apple tree, green house, light and tap, shed

Garage

17'4" x 9'1"

Light and power



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