



12 Lynda Avenue, Jordanstown, County Antrim, BT37 0NX

Offers Over £364,950

- Extended semi detached villa occupying private mature site
- 2 Reception rooms with feature fireplace
- Ground floor shower room
- Original sash windows plus partial double glazing in hardwood frames
- Generous mature site with variety of patio areas, plants, trees and shrubs
- 4 Bedrooms
- Ivory fitted kitchen through to utility room
- Deluxe first floor family bathroom with freestanding bath
- Oil fired central heating
- Off street parking

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This charming extended semi-detached villa occupies a generous, private and mature site, offering an abundance of original features, character and charm throughout. The flexible accommodation can be adapted to suit the individual needs of the purchaser and comprises four bedrooms, two reception rooms, both enhanced by feature fireplaces, and an ivory fitted kitchen leading through to a useful utility room. A ground floor shower room is complemented by a deluxe first floor family bathroom featuring a beautiful freestanding bath. Further benefits include original sash windows, partial double glazing in hardwood frames and oil-fired central heating. Externally, the mature gardens offer a variety of patio areas, established plants, trees and shrubs, together with convenient off-street parking. Early viewing is highly recommended to fully appreciate all this unique home has to offer.



Council Tax Band: Northern Ireland



Ground Floor

Entrance Hall

Hardwood front door with stained glass panel, terracotta tiled flooring, dado rail, cornicing, understairs storage

Lounge

14'2 (at max into bay) x 12'4

Terracotta tiled flooring, feature cast iron fireplace with tiled inset and hearth, open fire, cornicing

Dining Room

15'2 x 12'7 (into bay)

Ceramic tiled flooring, feature cast iron fireplace with tiled inset and hearth, open fire

Kitchen

9'4 x 9'0 (plus recess)

Range of high and low level ivory units, round edge worksurfaces, ceramic sink unit with vegetable sink, built in double oven and hob, glazed display units, wine rack, wall tiling, ceramic tiled flooring, feature stained glass window

Utility Room

9'11 x 8'6

Range of high and low level shaker style units, round edge worksurfaces, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, plumbed for dishwasher, wall tiling, ceramic tiled flooring, Velux window

Rear Hall

Terracotta tiling, flooring, access to garden

Ground Floor Shower Room

Glazed shower cubicle with Mira electric shower, low flush W/C, pedestal wash hand basin, wall tiling, ceramic tiled flooring, chrome heated towel rail, extractor fan

Bedroom 4/ Morning Room

8'4 x 8'5

Engineered wood flooring, access to garden

First Floor

Landing

Access to floored roofspace, heat, light and power

Bedroom (1)

15'2 (into bay) x 12'6

Laminate wood flooring, picture rail, cornicing, downlighters

Bedroom (2)

12'6 x 11'7

Laminate wood flooring, wall panelling

Bedroom (3)

8'0 x 7'11

Laminate wood flooring, cornicing

Bathroom

Deluxe bathroom with freestanding bath, telephone hand shower, low flush W/C, pedestal wash hand basin, wall tiling, wall panelling, laminate wood flooring, hot press with insulated copper cylinder, panelled ceiling

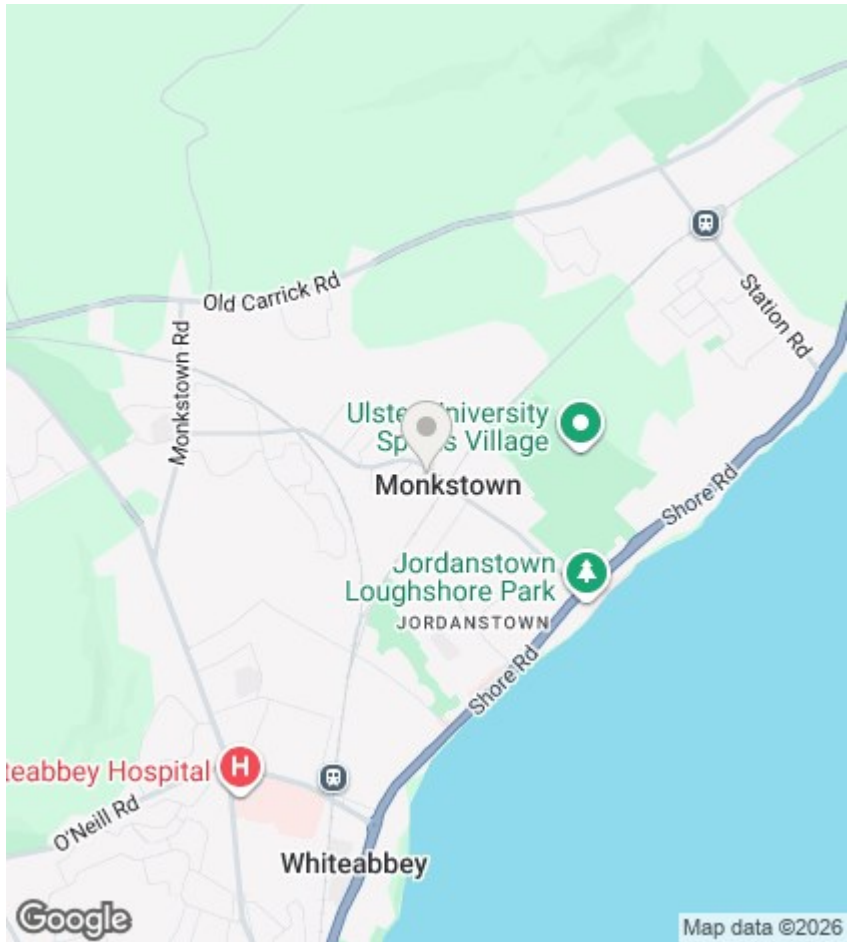
Outside

Front: tarmac car parking, variety plants, trees and shrubs, brick paved patio area

Side: decked patio area, area in stones, plants, trees and shrubs, electricity point

Rear: paved garden to rear, outside light and tap

Outside store with oil fired boiler, light



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	

