

11 WOODFIELD GLEN

Jordanstown Road
Newtownabbey BT37

- Detached Family Home
- 5 Bedrooms Master Ensuite
- 3 Reception Rooms
- Luxury Kitchen / Diner
- Utility & Downstairs WC
- White Bathroom Suite
- PVC Double Glazing & Oil
- Double Integral Garage

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	

Offers Over £495,000

11 Woodfield Glen

Jordanstown Road, Newtownabbey, BT37 0ZW



ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Double glazed front door, double glass panelled doors to lounge

FURNISHED CLOAKROOM

Low flush wc, pedestal wash hand basin, tiled floor

LOUNGE

20'6" x 12'9" (6.25m" x 3.89m")

Feature sandstone fireplace, wood laminate flooring, radiator

FAMILY ROOM

14'6" x 11'8" (4.42m" x 3.56m")

Mock fireplace, radiator

DINING ROOM

12'9" x 11'8" (3.89m" x 3.56m")

Wood laminate flooring, radiator

KITCHEN / DINER

24'0" x 11'9" at widest (7.32m" x 3.58m" at widest)

Luxury range of high and low level units, stone

worktops, basin 1/2 inlay sink unit, built in oven, gas hob, microwave, island unit, breakfast bar / table, overhead extractor fan, integrated fridge and dishwasher, wood laminate flooring, radiator, pvc double glazed back door to garden.

UTILITY ROOM

11'9" x 7'9" (3.58m" x 2.36m")

Matching units, formica worktop, stainless steel single drainer sink unit, fridge / freezer space, plumbed for washing machine, tumble dryer space, wood laminate flooring, radiator, double glazed back door, access to garage

FIRST FLOOR

LANDING

Walk in hotpress

BEDROOM 1

20'8" x 16'7" at widest (6.30m" x 5.05m" at widest)

ENSUITE

Chrome shower cubicle, pedestal wash hand basin, low flush wc

BEDROOM 2

14'4" x 12'9" (4.37m" x 3.89m")

Radiator, built in wardrobe

BEDROOM 3

12'8" x 11'8" (3.86m" x 3.56m")

Radiator, built in wardrobe

BEDROOM 4

11'8" x 11'5" (3.56m" x 3.48m")

BEDROOM 5

9'5" x 8'1" (2.87m" x 2.46m")

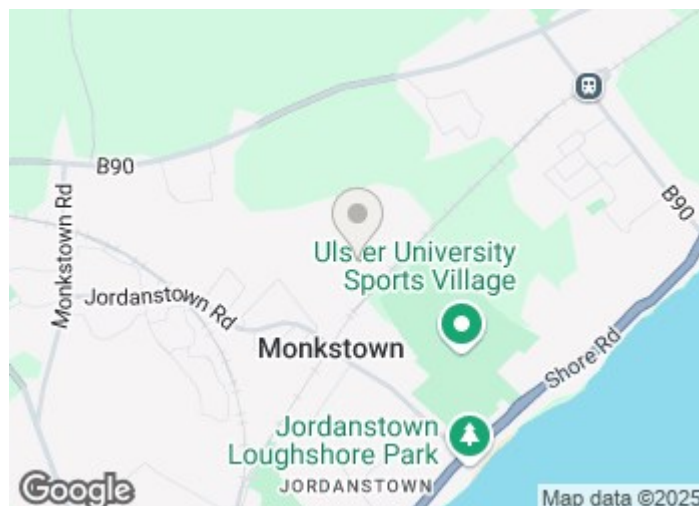
BATHROOM

White suite comprising panelled bath, pedestal wash hand basin, low flush wc, separate shower cubicle, partly tiled walls, tiled floor, chrome heated towel radiator

OUTSIDE

Tarmac driveway leading to double integral garage, remote control up and over door, light and power, oil boiler

Garden to good garden to rear in lawn with paved patio areas

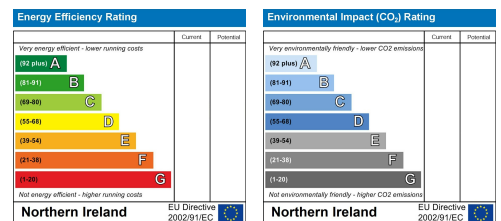


Directions



Floor Plan

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