



38 Mount Pleasant Road, Jordanstown, BT37 0NQ

Offers Over £295,000

- Attractive detached bungalow in popular residential area of Jordanstown
- 2 Separate reception rooms
- Oil fired central heating
- Double glazing in uPVC frames
- Integral garage
- 3 Bedrooms (1 with ensuite shower room)
- Kitchen
- Modern shower room
- Generous rear garden

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This attractive detached bungalow is ideally situated in a popular area, offering comfortable and convenient living all on one level. Boasting 3 well-proportioned bedrooms, it provides ample space for families, downsizers, or those seeking single-storey accommodation. Set on a great site, the property enjoys generous outdoor space, perfect for gardening, entertaining, or potential extension (subject to planning). A rare opportunity in a sought-after location—early viewing is highly recommended.

3 0 2 E

Council Tax Band:



RECEPTION HALL

Spacious cloaks

LOUNGE

21'8" x 12'7"

Feature hole in wall fireplace, open fire

KITCHEN

13'4" x 7'9"

Range of high and low level units, round edge worksurfaces, single stainless steel sink unit with double drainer and mixer tap, plumbed for dishwasher, extractor fan, tiling

DINING ROOM

14'0" x 11'0"

French doors to rear

BEDROOM (1)

13'0" x 12'8"

Built in robes

ENSUITE SHOWER ROOM

Low flush W/C, vanity unit, downlighters, extractor fan, shower unit with controlled shower, modern towel rail

BEDROOM (2)

11'0" x 8'10"

Built in robes

BEDROOM (3)

11'8" x 7'5"

SHOWER ROOM

Low flush W/C, pedestal wash hand basin, electric shower, uPVC tiling, ceramic tiled flooring, downlighters

INNER HALLWAY

Hot press

OUTSIDE

Front in lawn, plants, trees and shrubs

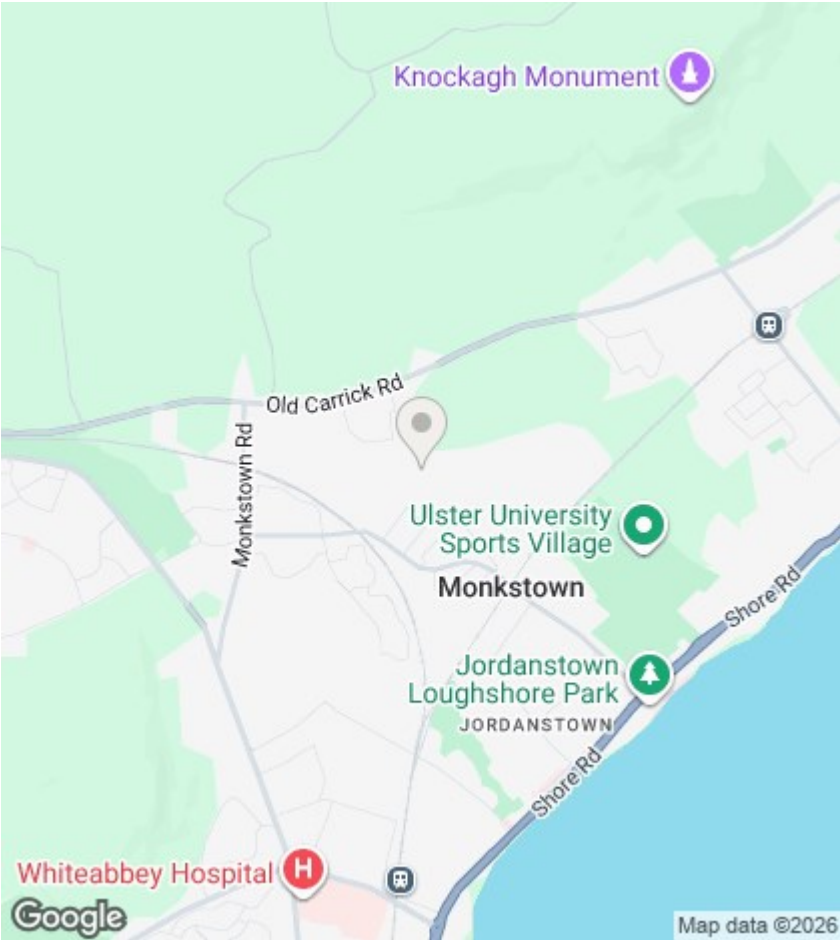
Overhanging area at rear of garage

Rear in lawn, plants, trees and shrubs, paved patio area, good orientation for sunshine

GARAGE

20'2" x 9'10"

Up and over door, light and power, oil fired boiler, plumbed for washing machine



Directions

Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:
E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC