



## 13 Mount Pleasant Avenue, Jordanstown, BT37 0NE

Offers In The Region Of £279,950

- Extended detached bungalow in popular residential area
- 2 Reception rooms
- Oil fired central heating
- Mature site
- Kitchen with built in units, open plan to sunroom
- 3 Bedrooms
- Spacious sunroom (21'7 x 11'7)
- Double glazing in uPVC frames
- Modern shower room
- Detached garage plus workshop

# 13 Mount Pleasant Avenue, Jordanstown BT37 ONE

This is a bright spacious detached bungalow situated in a quiet and highly regarded area of Jordanstown which experiences strong demand. The property offers bright spacious accommodation which is enhanced by a generous sunroom to the rear. This is a home we can recommend with utmost confidence.



Council Tax Band:



## **GROUND FLOOR**

### **RECEPTION HALL**

Hot press with insulated copper cylinder

### **LOUNGE**

19'1" x 12'1"

Marble fireplace with polished mahogany surround

### **KITCHEN**

11'0" x 11'0"

Range of high and low level units, round edge worksurfaces, inlaid single drainer stainless steel sink unit with mixer tap and vegetable sink, extractor fan, display unit, downlighters, laminate wood flooring, wine rack, open plan to:

### **SUNROOM**

21'7" x 11'7"

Laminate wood flooring, door to garden

### **DINING ROOM**

13'8" x 12'7"

### **BEDROOM (1)**

11'5" x 11'0"

Laminate wood flooring

### **BEDROOM (2)**

11'5" x 13'0"

Built in robes, laminate wood flooring

### **BEDROOM (3)**

10'9" x 7'5"

Laminate wood flooring

### **SHOWER ROOM**

Low flush W/C, vanity unit, shower unit, electric shower, ceramic tiled flooring, fully tiled walls

### **OUTSIDE**

Front: in lawn, plants, trees and shrubs

Side: car parking space

Rear: in lawn, plants, trees and shrubs, paved patio area, light and tap, oil storage tank

### **DETACHED MATCHING GARAGE**

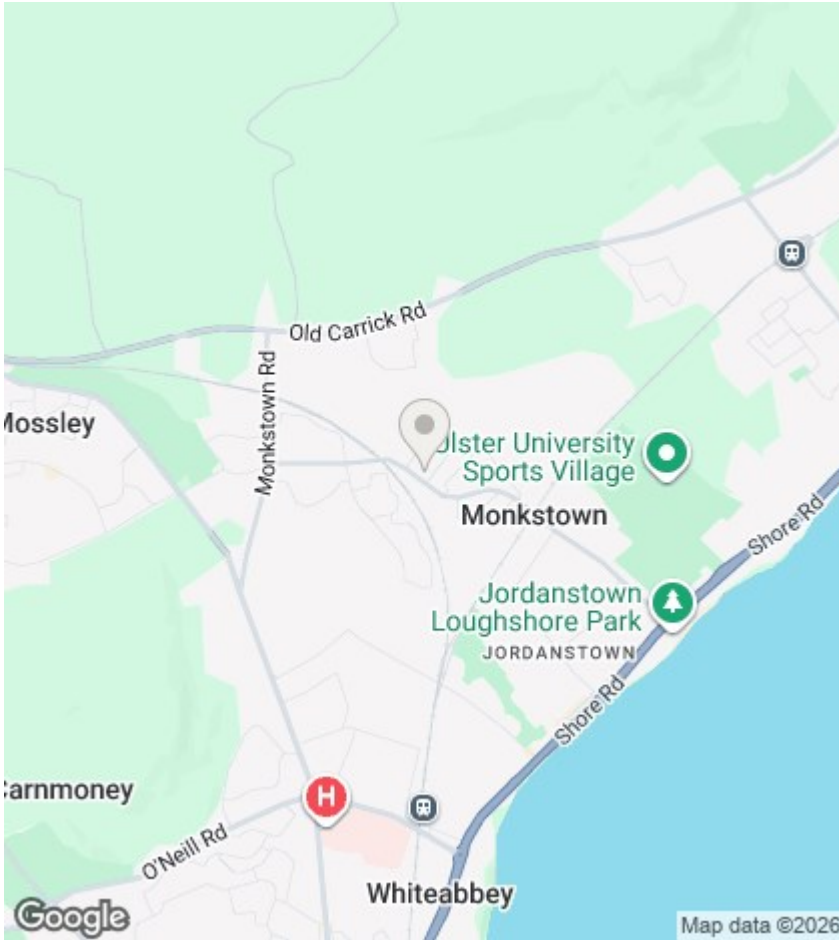
19'9" x 9'0"

Plus workshop/store, boiler house with oil fired boiler

property is held under a Lease for 10,000 years commencing 1st June 1964 subject to a ground rent of 25.00 per annum.

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.

The information contained within these particulars is



## Directions

## Viewings

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

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	70
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

