



## 24 Meadowbank, Jordanstown, BT37 0UP

Offers Over £399,950

- Attractive detached red brick family home in highly regarded residential location
- Spacious open plan kitchen/ dining area with built in units
- Bathroom with separate shower cubicle
- uPVC fascia and rainwater goods
- Double glazing
- 3 Separate reception rooms plus conservatory
- 4 Bedrooms (one with ensuite shower room)
- Conservatory
- Oil fired central heating
- Double garage (18'4 x 16'10)

# 24 Meadowbank, Jordanstown BT37 0UP

Situated in the desirable Meadowbank area, 24 Meadowbank is a four-bedroom detached home offering space and flexibility. It includes three reception rooms: a lounge, dining room, and a versatile room for office or play. A conservatory at the rear provides garden views. Upstairs, the principal bedroom benefits from an en-suite, while three other bedrooms share a family bathroom. Outside, the enclosed garden is ideal for children, pets, and entertaining, with a driveway leading to a double garage. Although the property requires updating, it presents a fantastic opportunity to create a modern family home in a convenient location close to schools, transport links, and local amenities.



Council Tax Band:



## **GROUND FLOOR**

### **OPEN RECEPTION PORCH**

### **RECEPTION HALL**

Tiled floor

### **CLOAKS**

Low flush W/C, wash hand basin, tiled floor

### **LOUNGE**

17'0" x 13'5"

Into bay, feature brick fireplace with marble tiled inset and hearth, open to family room

### **FAMILY ROOM**

13'5" x 10'0"

Downlighters, double slide door to conservatory

### **KITCHEN**

24'6" x 8'8"

High and low level units, high gloss units, round edge worksurfaces, single drainer stainless steel sink unit with mixer tap, vegetable basin, integrated double oven, inlaid hob with extractor fan, display unit, ceramic tiled flooring, tiling, split to dining area

### **UTILITY ROOM**

Off kitchen, ceramic tiled flooring, tiling, built in units, single drainer stainless steel sink unit with mixer tap, round edge worksurfaces, plumbed for washing machine

### **DINING AREA**

11'3" x 8'9"

Laminate wood flooring, double slide doors to rear garden

### **SNUG**

10'0" x 9'9"

Laminate wood flooring, understairs storage, snug

## **FIRST FLOOR**

### **LANDING**

Access to roofspace, hotpress with insulated copper cylinder

### **BEDROOM (1)**

13'9" x 13'6"

### **ENSUITE SHOWER ROOM**

Low flush W/C, pedestal wash hand basin, corner shower cubicle with electric controlled shower and chrome attachment, tiled walls, extractor fan, ceramic tiled flooring, panelling

### **BEDROOM (2)**

11'2" x 10'4"

Views of Cavehill

### **BEDROOM (3)**

10'8" x 10'1"

Built in storage

### **BEDROOM (4)**

9'0" x 7'10"

Built in robes, views of Cavehill

### **BATHROOM**

Panelled bath with mixer tap, coloured suite, separate shower cubicle with electric controlled shower, pedestal wash hand basin, low flush W/C, display unit, tiling, ceramic tiled flooring, extractor fan

### **OUTSIDE**

Front garden laid in lawn with bitmac driveway, variety of plants, trees and shrubs

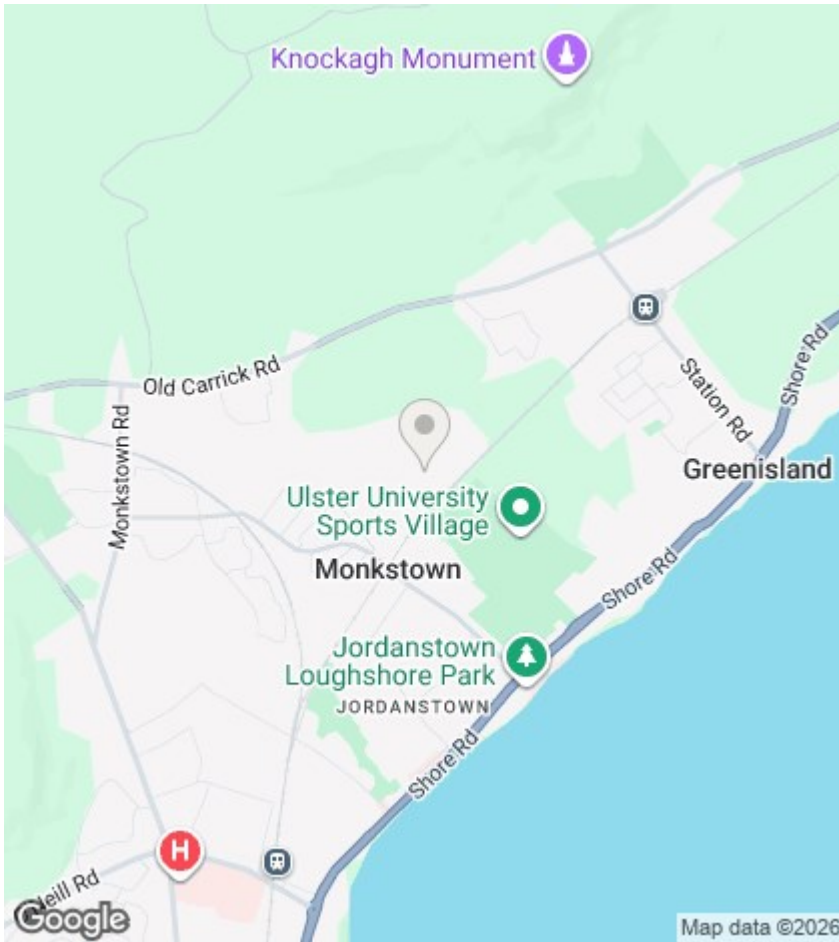
Rear laid in lawn, raised paved area, variety of plants, trees and shrubs, outside light and tap, uPVC fascia and rainwater goods, bounded by fencing, uPVC oil storage tank

### **DOUBLE GARAGE**

18'4" x 16'10"

Light and power, up and over door, oil fired central heating boiler

The information contained within these particulars is 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.



## 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		55	63
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

