



22 Jordanstown Road, Jordanstown, BT37 0QF

Offers Over £289,950

- Extended detached property in popular residential area
- 2+ Reception room
- Gas fired central heating
- Modern bathroom suite / Downstairs wet room
- Large rear garden
- 3 Bedrooms plus study
- Fitted kitchen with casual dining area
- Double glazing
- Integral garage

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This extended detached property is situated in a popular residential area, offering spacious and versatile accommodation ideal for modern family living. The home features three well-proportioned bedrooms plus a study, along with two or more reception rooms providing flexible living and entertaining space. A fitted kitchen with a casual dining area serves as the heart of the home, complemented by gas-fired central heating and double glazing for comfort and efficiency. The property also benefits from a modern pale coloured bathroom and a convenient downstairs wet room. Outside, there is a large rear garden, perfect for outdoor enjoyment, as well as an integral garage providing additional storage and practicality.



Council Tax Band:



GROUND FLOOR

RECEPTION PORCH

RECEPTION HALL

Original parquet flooring, cornicing

LOUNGE

Original parquet flooring, fireplace with open fire, French doors to rear

WET ROOM

Vanity unit with mixer tap, low flush W/C, shower unit with mixer tap, heated towel rail

FAMILY ROOM

Feature fireplace, double doors to:

KITCHEN

Fitted kitchen with range of high and low level units, stainless steel sink unit with mixer tap and vegetable sink, built in hob, built in fridge, built in Neff oven with tilt and slide door, built in Neff microwave oven. Casual dining area, ceramic tiled flooring, tiling, access to garage

FIRST FLOOR

LANDING

Walk in cupboard, access to roofspace

BEDROOM (1)

Built in wardrobes

BEDROOM (2)

Laminate wood flooring

BEDROOM (3)

Laminate wood flooring, built in wardrobe

STUDY

Laminate wood flooring

BATHROOM

Pale coloured bathroom suite, low flush W/C, built in bidet, pedestal wash hand basin, built in bath with mixer tap and controlled shower, tiling

OUTSIDE

Front: in lawn, mature plants and shrubs

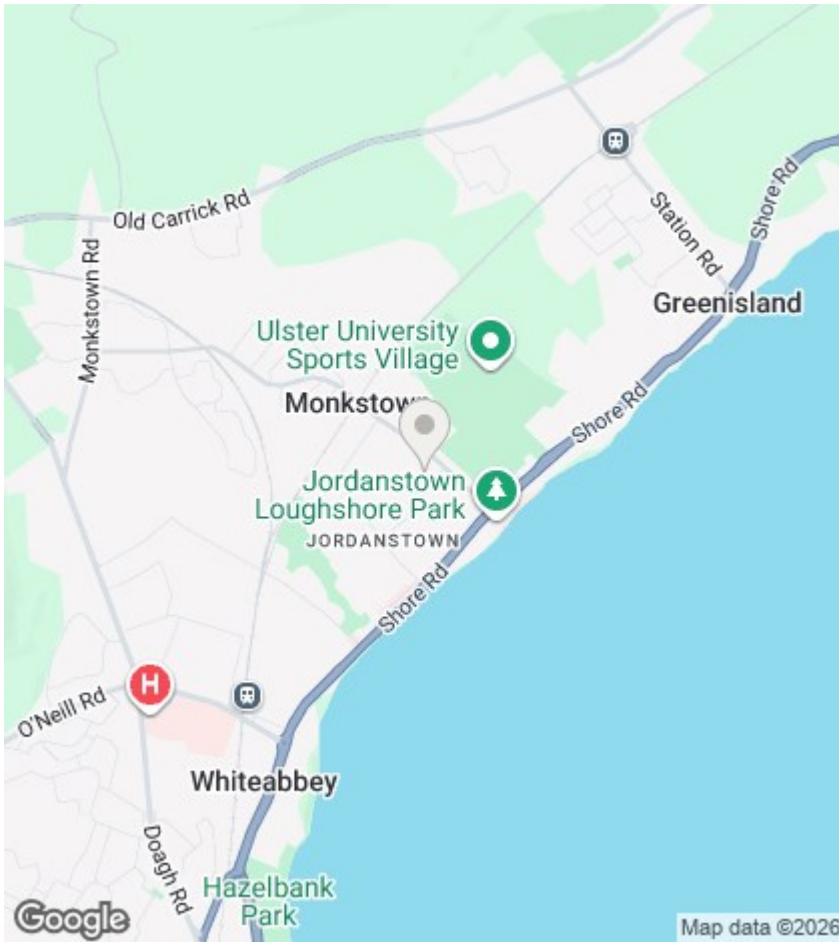
Side: in stone driveway, car port

Rear: in lawn, plants and shrubs, paved patio area, boiler house with oil fired boiler

INTEGRAL GARAGE

Up and over door

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		63	69
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

