

## 13 Glencree Park, Jordanstown, BT37 0QS

Offers In The Region Of £397,500

- Extended detached villa in highly regarded residential location
- Bright spacious through lounge
- Bathroom with modern suite and roll top bath
- Gas fired central heating and double glazing in uPVC frames
- Garage
- 4 bedrooms (one with ensuite shower and dressing room)
- Modern fitted kitchen with built in appliances, island unit and casual dining area
- Cloakroom
- uPVC fascia and rainwater goods
- Generous site

# 13 Glencree Park, Jordanstown BT37 0QS

An exceptional extended detached villa located within a highly desirable and well-established area, offering both comfort and convenience. This beautifully presented home provides generous, well-proportioned accommodation that is perfectly suited to family living, with bright and spacious interiors throughout.

Occupying a substantial site, the property enjoys ample outdoor space, ideal for gardening, recreation, or entertaining guests. The interior has been maintained to a high standard, creating a stylish yet homely environment ready for immediate occupation. Ideally positioned, the property is within easy reach of reputable schools, local shops, and excellent public transport links, ensuring everyday needs are well catered for.

Offering a perfect blend of space, presentation, and location, this superb home represents a fantastic opportunity for a wide range of buyers and must be viewed to be fully appreciated.



Council Tax Band: Northern Ireland



## RECEPTION HALL

Painted floorboards.

## CLOAKROOM

Low flush WC. Wall hung wash hand basin. Floor tiling.

## THROUGH LOUNGE

19'0" x 10'8"

Painted floorboards. French doors to garden.

## OPEN PLAN KITCHEN/DINING ROOM

18'5" x 13'0"

Built in units. Modern sink unit with mixer tap and vegetable basin. Extractor fan. Island unit. Round edge concrete work surfaces. Downlighters. Polished solid wood floor. Casual dining area.

## FIRST FLOOR

### LANDING

### BEDROOM (1)

13'0" x 11'1"

Herringbone solid wood floor. Through to:

### DRESSING ROOM

10'6" x 7'3"

Built in birch ply robes. Herringbone solid wood floor.

### ENSUITE SHOWER ROOM

Low flush WC. Double basin corian vanity unit. Thermostatically controlled shower with overhead rainforest shower attachment. Heated towel radiator. Extractor fan. Wall tiling. Ceramic tiled floor.

### BEDROOM (2)

10'0" x 9'0"

Painted floor boards.

### BEDROOM (3)

10'9" x 8'2"

Painted floor boards.

### BEDROOM (4)

7'10" x 6'7"

Painted floor boards.

## BATHROOM

Roll top cast iron bath with mixer tap and telephone hand shower.. Separate shower cubicle with thermostatically controlled shower. Marble vanity unit. Low flush WC. Heated towel radiator. Extractor fan. Downlighters. Wall tiling. Ceramic tiled floor.

## OUTSIDE

Front: Laid in lawn

Side: Laid in lawn

Rear: Raised decking area leading to paved patio.

Outside light and tap.

Boiler house with gas boiler.

Generous car parking space.

## GARAGE

18'3" x 8'5"

Up and over door.

Light and power.

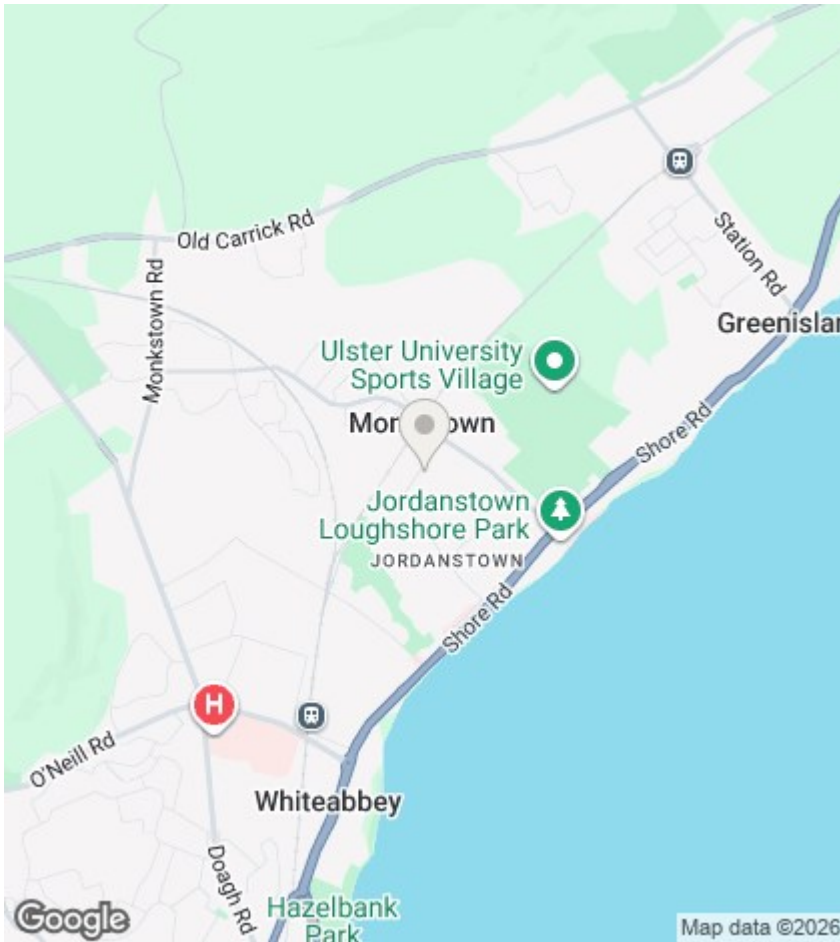
## Disclaimer/Additional information

Tenure - Leasehold

Broadband & mobile checker for Northern Ireland  
<https://www.nidirect.gov.uk/services/broadband-and-mobile-checker>

Flooding maps for Northern Ireland  
<https://www.nidirect.gov.uk/information-and-services/your-neighbourhood-roads-and-streets/flooding-your-area>

Please note 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 and floor plans are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.



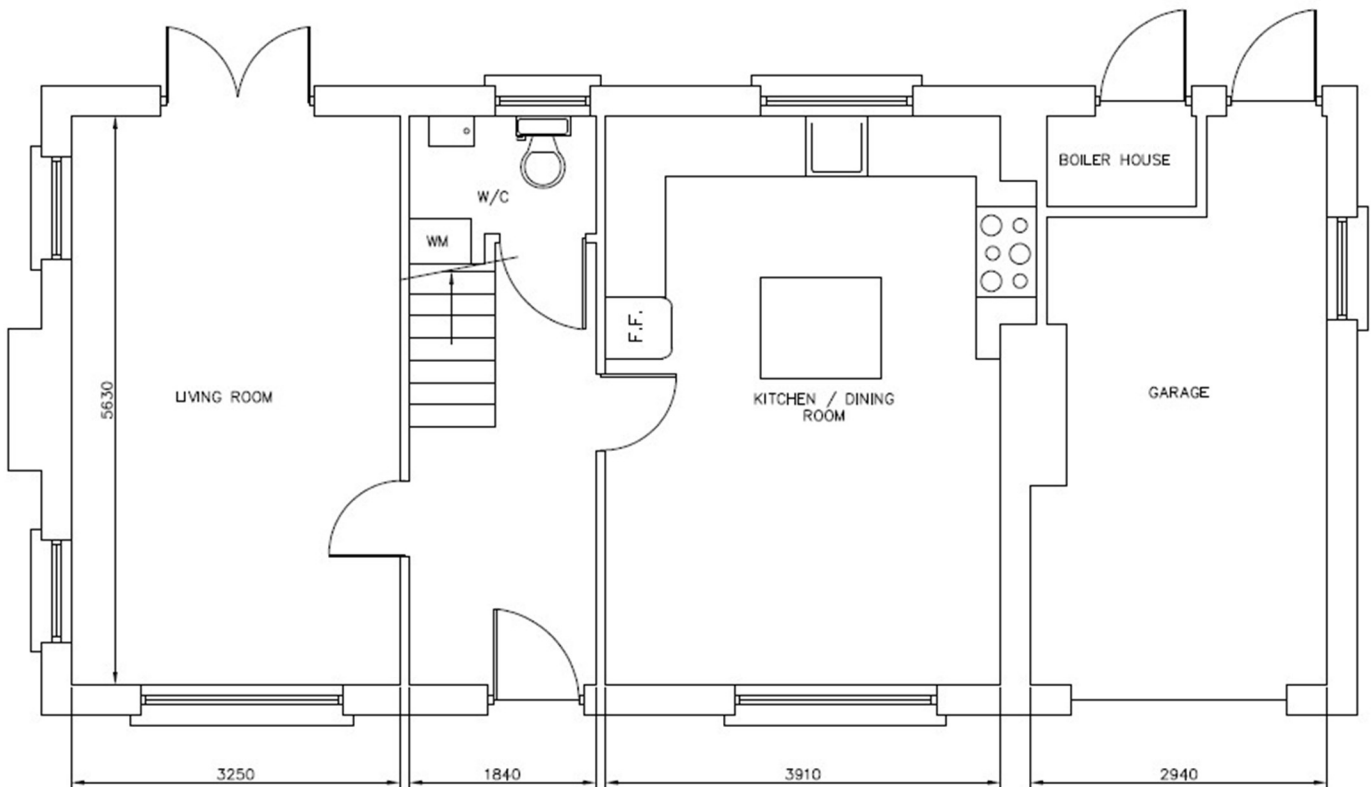
## Directions

## Viewings

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

## EPC Rating:

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



GROUND FLOOR PLAN