



2a Glenkeen Avenue, Jordanstown, BT37 0PH

Offers In The Region Of £495,000

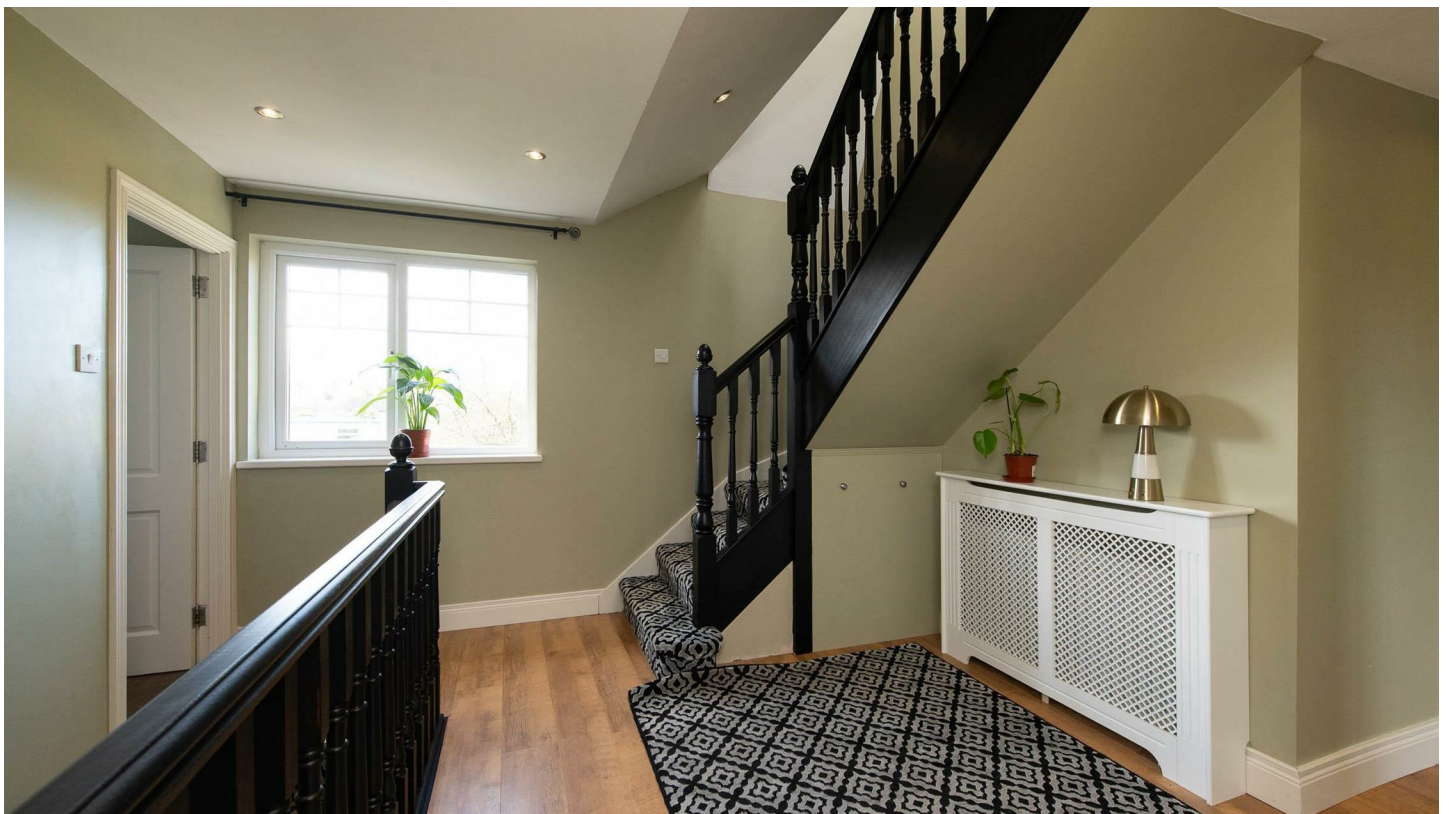
- Extended detached villa in area of townscape character
- 2 Generous reception rooms plus study
- Bathroom with modern white suite
- Oil fired central heating / double glazing in uPVC frames
- Garage
- 6 bedrooms (1 with ensuite shower room)
- Fitted kitchen with built in appliances plus casual dining area
- Utility room / shower room / downstairs WC
- uPVC fascia and rainwater goods
- Gardens front and rear

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This impressive extended detached home at 2A Glenkeen Drive offers spacious and versatile accommodation, thoughtfully enhanced by the current owners. Boasting six well-proportioned bedrooms, one benefits from en suite shower room, making it ideal for growing families or those seeking flexible living arrangements. The property features two generous reception rooms, perfect for both relaxing and entertaining, alongside a fitted kitchen designed for practical everyday use. A modern family bathroom completes the interior. Situated within an established area of townscape character, the home enjoys a pleasant and sought-after setting. It is conveniently located close to local schools, a range of shops, and excellent public transport links, ensuring ease of access to surrounding areas. This attractive property will appeal to a wide variety of purchasers seeking space, comfort, and convenience in a desirable residential location.



Council Tax Band:



RECEPTION PORCH

Stone floor. Arched window. Glazed side panel.

ENTRANCE HALL

Polished wood floor. Feature panelling. Downlighters. Cornicing. Glazed double doors to:
Steps to:

DRAWING ROOM

20'6" x 12'9"

Cast iron fireplace. Tiled inset. Polished oak surround. Feature panelling. Polished wood floor. Cornicing. French doors to garden.

KITCHEN/DINING ROOM

22'4" x 12'6"

or 9'10 (3m): Built in units. Sink unit and built in drainer. Double oven microwave. Hob unit with stainless steel extractor fan. Integrated dishwasher. Round edge work surfaces. Downlighters. Concealed lighting. Cornicing. Ceramic tiled floor. Open plan to:

UTILITY ROOM

9'10" x 7'5"

Built in high and low level units. Single drain stainless steel sink unit with mixer tap. Round edge work surfaces. Panelling. Downlighters. Wall tiling. Floor tiling. Cornicing. French doors.

STUDY

11'0" x 7'1"

Polished wood floor. Cornicing. Downlighters.

FAMILY ROOM

14'3" x 12'0"

Feature fireplace with open fire. Downlighters. Cornicing.

BRIGHT SPACIOUS LANDING

Laminate wood floor. Downlighters.

BEDROOM (1)

16'0" x 10'1"

Cornicing. Downlighters. Laminate wood floor. Corner window.

ENSUITE SHOWER ROOM

Glazed shower unit. Pedestal wash hand basin. Low flush WC. Modern towel radiator. Extractor fan. Wall tiling. Ceramic tiled floor.

BEDROOM (2)

14'6" x 11'0"

Laminate wood floor.

BEDROOM (3)

12'0" x 9'3"

Laminate wood floor. Cornicing.

BEDROOM (4)

9'11" x 9'5"

Laminate wood floor. Cornicing.

BATHROOM

White suite. Built in roll top bath with mixer tap. Wash hand basin. Low flush WC. Modern towel rail. Downlighters. Tiling. Ceramic tiled floor.

SECOND FLOOR LANDING

Laminate wood floor. Downlighters.

BEDROOM (5)

16'3" x 15'8"

Laminate wood floor. Downlighters.

BEDROOM (6)

16'3" x 11'4"

Laminate wood floor. Downlighters.

SHOWER ROOM

Controlled shower. Wall hung wash hand basin. Low flush WC. Modern towel radiator. Extractor fan.

OUTSIDE

Front: Laid to lawn with variety of plants, trees and shrubs. Car parking space. Side parking area.

Rear: Paved patio area.

uPVC fascia and rainwater goods.

Water taps and power sockets.

GARAGE

20'4" x 8'8"

Up and over door. Light and power. Oil fired boiler.

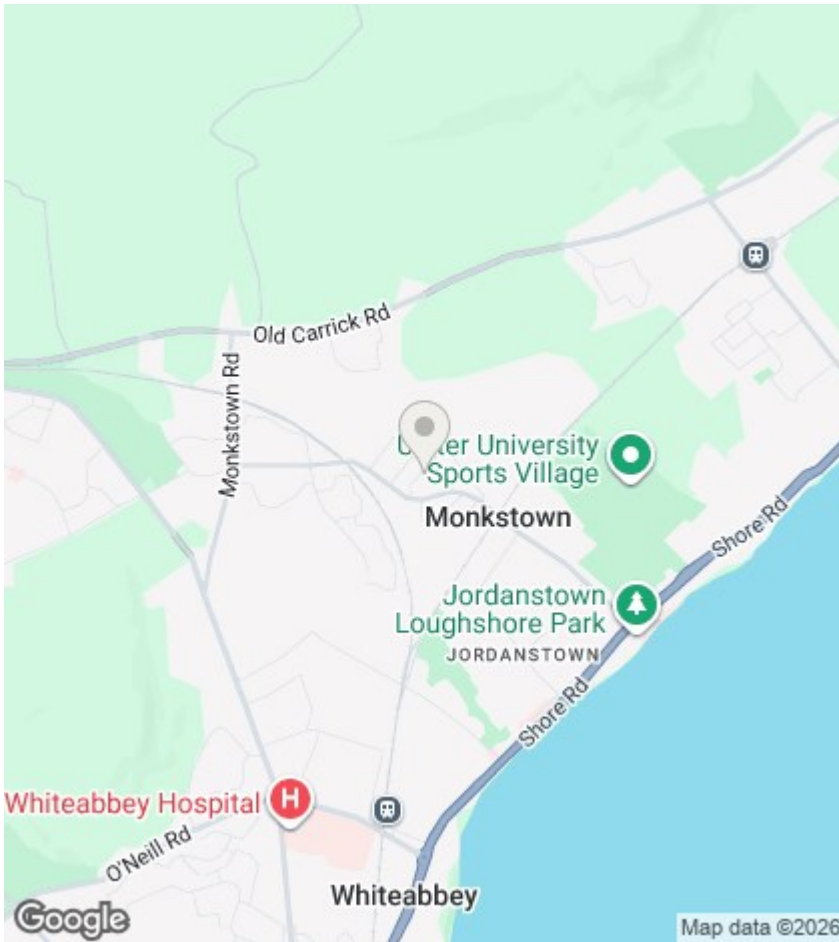
Disclaimer/Additional information

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:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Ground Floor

