



25 Old Manse Road, Jordanstown, BT37 0RU

Offers In The Region Of £725,000

- Luxury detached family home in highly regarded residential area
- 3 Separate reception rooms
- Gas fired central heating/ Recently fitted double glazing
- Cloakroom and utility room
- 2 Car garage / workshop/ store and gym
- 5 Bedrooms plus study (2 with ensuite shower rooms)
- Luxury fitted kitchen with range of appliances and beautifully appointed island unit
- Bathroom with modern white suite and second floor shower room
- uPVC fascia and rainwater goods
- Mature landscaped site

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This beautifully refurbished home offers generous accommodation finished to the highest standard, creating a space that is both stylish and comfortable. Set on a superb mature site, it provides a safe and secure environment, ideal for children to play and families to relax. The property is presented impeccably throughout, allowing new owners to simply move in and set their furniture down without the need for further work. In addition to the main living space, the home benefits from versatile extra areas including stores, workshops, or even a private gym, catering to a variety of lifestyle needs. Conveniently located close to excellent schools, shops, and public transport links, it ensures easy access to everyday amenities. Positioned within the highly regarded Jordanstown area, it is also just a short distance from Whiteabbey Village and the scenic Loughshore Park and coastal path, perfect for enjoying the outdoors.



Council Tax Band: Northern Ireland



GROUND FLOOR

RECEPTION PORCH

Luxury floor tiling

RECEPTION HALL

Cloaks, floor tiling, understairs storage

LOUNGE

15'7" x 14'5"

Polished wood flooring, downlighters, feature fireplace

DINING ROOM

13'10" x 11'4"

Ceramic tiled flooring

INNER HALLWAY

Downlighters, luxury floor tiling, glazed double doors to:

OPEN PLAN KITCHEN/ DINING AREA

21'8" x 16'0"

Luxury range of built in high and low level units, luxury worksurfaces, built in sink and mixer tap with matching splash back, concealed lighting, island unit, inlaid hob unit with built in extractor fan, hot tap, fridge, twin oven, steam oven, warming drawers, downlighters, 2 sets of French doors to garden, tiled floor, open plan to:

FAMILY ROOM

10'8" x 9'9"

Downlighters

UTILITY ROOM

14'7" x 5'11"

Built in units, round edge worksurfaces, single drainer stainless steel sink unit, ceramic tiled flooring, built in fridge

CLOAKS

W/C, vanity unit, plumbed for washing machine

FIRST FLOOR

LANDING

Feature stained glass widow

BEDROOM (1)

16'4" x 16'2"

Downlighters

ENSUITE SHOWER ROOM

Shower unit with overhead rain shower, low flush W/C, ceramic tiled flooring, extractor fan, downlighters, wall hung vanity unit

BEDROOM (2)

14'10" x 11'4"

ENSUITE SHOWER ROOM.

Low flush W/C, wall hung vanity unit, shower unit with overhead rain shower, fully tiled walls, downlighters, extractor fan, luxury wall and floor tiling

ENSUITE DRESSING ROOM

9'10 x 9'10

BEDROOM (3)

14'5" x 10'10"

BEDROOM (4)

13'10" x 11'5"

BEDROOM (5)

9'10" x 6'11"

BATHROOM

Modern white suite, panelled bath with mixer tap, telephone hand shower, wall hung vanity unit, low flush W/C, tiling, shower unit, ceramic tiled flooring, downlighters, mirror, heated towel rail

SECOND FLOOR

Fixed staircase to floored roofspace (no building control or planning permission)

SHOWER ROOM

Low flush W/C, wall hung vanity unit, extractor fan, ceramic tiled flooring, shower unit, downlighters

OUTSIDE

Front: Double gates to generous car parking space,

landscaped lawn with variety of plants, trees and shrubs

Rear: Extensive rear, in lawn landscaped with a variety of plants, trees and shrubs, extended paved patio area, light and tap

Yard, generous car parking space

Separate access to:

2 CAR GARAGE/ WORKSHOP/ GYM/ STORE

33'9" x 16'3"

Twin up and over doors, Light and flooring, gym 16'10 x 14'1

Boiler house with gas boiler/ store, car charger, light and tap, built in storage cupboard

Disclaimer/Additional information

Tenure - Freehold

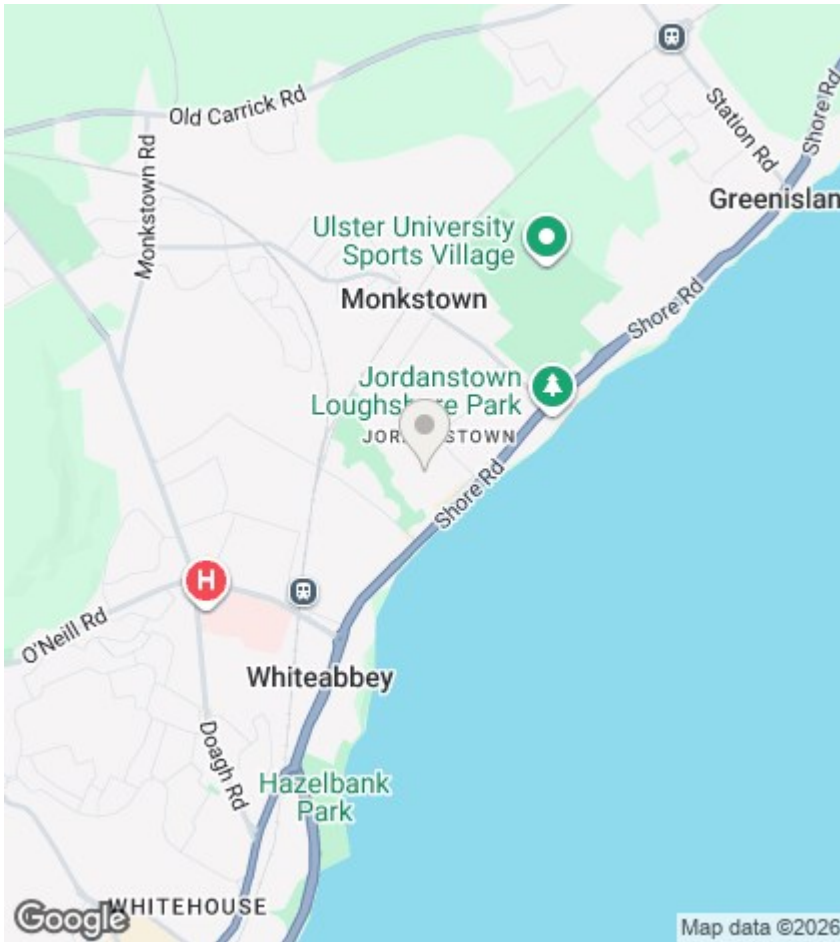
Broadband & mobile checker for Northern Ireland

<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

5 bed, double garage conversion where horse stable used to be. Gas. We had sold this before and Claire asked for Jim to come out.

Viewings

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

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

