



23 Meadowlands, Jordanstown, BT37 0UR

Offers Over £494,950

- Detached red brick property in popular residential area
- 3 Reception rooms
- Modern white bathroom suite
- Double glazing in alphasit frames
- Large integral garage & rear landscaped garden
- 4+ Bedrooms (1 ensuite shower room plus cinema/ nursery room)
- Luxury fitted kitchen with casual dining area
- Oil fired central heating
- Utility room

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This luxurious family home offers an exceptional blend of space, style, and modern living, perfectly designed for contemporary family life. Boasting four generously sized bedrooms, including a beautifully appointed principal suite with ensuite facilities, the property delivers comfort and elegance throughout. The home features three versatile reception rooms, ideal for entertaining, relaxing, or creating dedicated family spaces. A standout feature is the impressive games/cinema room, providing the perfect setting for movie nights. At the heart of the home is a luxury fitted kitchen, thoughtfully designed with high-quality finishes, ample storage, and stylish workspaces for both everyday living and entertaining. Externally, the landscaped garden enjoys an excellent sun orientation, creating a private and inviting outdoor retreat ideal for dining, relaxing, and family enjoyment. Combining luxury, practicality, and exceptional presentation, this stunning property presents a rare opportunity to acquire a truly outstanding family residence in a highly desirable setting.



Council Tax Band: Northern Ireland



Ground Floor

Reception Hall

Engineered wooden flooring

Cloaks

Vanity unit with mixer tap, Geberit low flush W/C, tiling, ceramic tiled flooring, heated towel rail

Lounge

19'7 x 12'8

Wood engineered flooring, feature fireplace, cornicing, double doors to dining room

Family Room

14'7 x 11'2

Wood engineered flooring

Dining Room

12'8 x 11'8

Wood engineered flooring

Kitchen

22'11 x 11'8

Luxury fitted kitchen with range of high and low level units, granite worktops, sink unit with mixer tap and vegetable sink, Caple induction hob, Caple extractor fan, built in dishwasher, built in microwave, built in oven with warming drawer, Caple coffee maker, space for fridge freezer, table and seating area, ceramic tiled flooring.

Casual dining area with sliding door to garden, downlighters

Garage

18'4 x 16'8

Oil fired boiler, electric roller door

Utility room

7'6 x 6'8

Range of units, stainless steel sink unit with mixer tap, door to rear

First Floor

Landing

Wood engineered flooring, walk in cupboard with cylinder

Bedroom (1)

14'7 x 11'2

Laminate wood engineered flooring

Cinema Room/ Games Room

22'4 x 16'7

Velux window, laminate wood engineered flooring

Bedroom (2)

13'6 x 12'6

Wood engineered flooring, built in slide robe, view of Knockagh

Ensuite

Low flush W/C, vanity unit with mixer tap, walk in shower unit with controlled shower, tiling, ceramic tiled flooring, heated towel rail, downlighters

Bedroom (3)

12'6 x 11'8

Wood engineered flooring, built in slide robes

Bedroom (4)

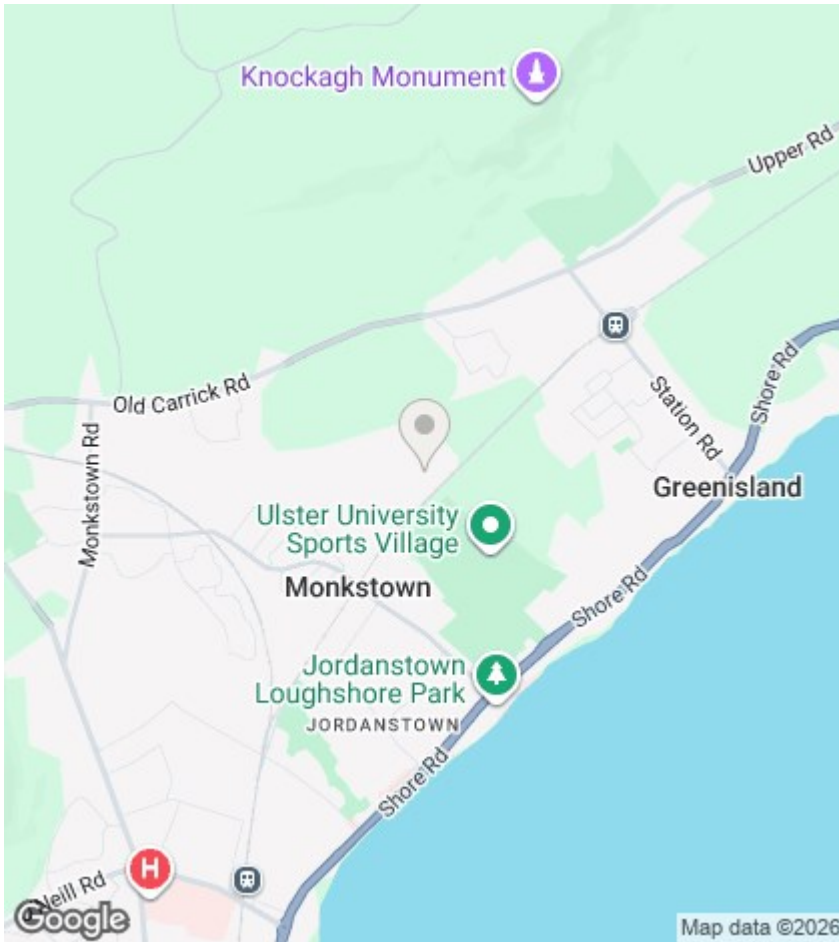
11'8 x 9'10

Wood engineered flooring

Outside

Front: in paved brick driveway, mature plants and shrubs

Rear: in luxurious paved patio area, lawn, mature plants and shrubs, good orientation for the sun



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) A			
(81-91) B			
(69-80) C			
(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	

Ground Floor

