



## 1 Lynda Avenue, Jordanstown, BT37 0NX

Offers Over £509,950

- Detached property in highly regarded area of Jordanstown
- 2+ Reception rooms
- White bathroom suite
- Gas fired central heating
- Fabulous corner site
- 5 Bedrooms
- Modern fitted kitchen open plan lounge/dining area
- Double glazing with feature sash windows to front
- Well presented
- Offering an abundance of character and charm

# 1 Lynda Avenue, Jordanstown BT37 0NX

Situated in the heart of Jordanstown, this impressive one-off property offers exceptional space and versatility for family living. Boasting five well-proportioned bedrooms and two generous reception rooms, the home is perfectly suited for both relaxing and entertaining. The modern fitted kitchen provides a stylish and practical hub, complete with ample storage and preparation space. Designed with comfort and convenience in mind, the property combines character with contemporary finishes throughout including a casual lounge/ dining area created merging two rooms by the current owner. Ideally located close to Jordanstown Train Station, it offers excellent commuter links while remaining within easy reach of local schools, shops, cafés, and coastal walks. Rarely does a home of this calibre and location come to the market, making it a truly outstanding opportunity for discerning buyers seeking quality homes.



Council Tax Band: Northern Ireland



## Ground Floor

### Reception Porch

Parquet flooring

### Reception Hall

Parquet flooring

### Lounge

15'10 x 15'2 (into bay)

Solid wood flooring, feature fireplace with open fire, French doors to garden

### Dining Room

17'10 x 11'4

Laminate wood flooring, feature fireplace, picture rail and cornicing

### Kitchen

24'10 x 11'5

Modern fitted kitchen with range of high and low level units, round edge worksurfaces, space for Range cooker, extractor fan, ceramic sink with mixer tap, plumbed for dishwasher, built in microwave, island unit with seating area, dimmer switch, laminate wood flooring, log burning stove, casual dining area with French doors to garden

### Utility Room

Range of units, low flush W/C, pedestal wash hand basin, gas boiler, plumbed for washing machine

## First Floor

### Landing

Linen cupboard

### Bedroom (1)

12'10 x 11'6

### Bedroom (2)

12'5 x 11'6

### Bedroom (3)

11'5 x 9'0

### Bedroom (4)

8'6 x 8'0

### Bedroom (5)

8'6 x 5'11

### Bathroom

Modern white bathroom suite, roll top bath, pedestal wash hand basin, corner glazed shower unit with controlled shower, tiling.  
Separate low flush W/C, tiling,

## Outside

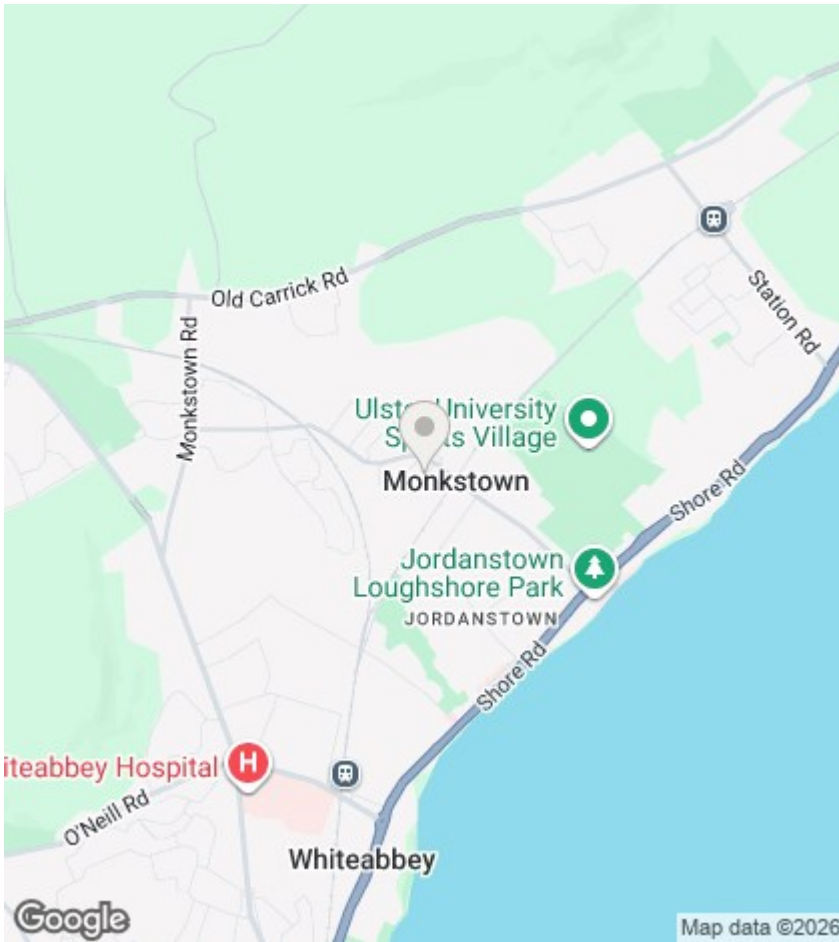
Front in stone driveway, lawn, plants, trees and shrubs, entrance gate

Side: in extensive lawn, plants, trees and shrubs, paved patio area

Rear: in paved patio area, lawn with plants, trees and shrubs

## Garage

17'1 x 10'4



## 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	

