

simon**BRIEN**
RESIDENTIAL

34 Meadow View, Jordanstown
Newtownabbey, BT37 0US



Asking Price £475,000

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Superb Detached Family Home Constructed Within Recent Years
- Well Proportioned And Presented Accommodation Extending To 2200 sq ft
- Five Double Bedrooms
- Spacious Living Room with Wood Burning Stove
- Excellent Kitchen With Central Island, Range Of Appliances open to Dining/Family Areas
- Luxury Family Bathroom and Ensuite
- Separate Utility Room And Downstairs Cloakroom
- Gas Fired Central Heating [Underfloor to Ground Floor]
- Double Glazing
- Integral Garage And Generous Driveway Parking
- Enclosed Private Gardens To Rear
- Popular And Much Sought After Residential Location Off Jordanstown Road And Close To Local Amenities, Schooling And Transport Routes
- Viewing by Private Appointment



SUMMARY

Meadow View is a much sought after residential development located off the Jordanstown Road in Jordanstown, one of the area's most sought after residential locations. The area is extremely popular with families wanting to be within close proximity to Belfast city centre via the various motorway and public transport networks but also wanting to enjoy the local amenities available in the village with excellent schooling within the area

This particular detached family home was constructed in recent years and extends to approximately 2200 sq ft providing well-appointed family accommodation throughout. In brief, the property has five double bedrooms, spacious living room, superb kitchen open to living/dining areas, luxury family bathroom, ensuite. In addition there is a utility room, integral garage, generous parking to front and pleasant enclosed private gardens to the rear

Viewing of this superb family home is by private appointment through our South Belfast office on 028 9066 8888.



GROUND FLOOR

LIVING ROOM:

16' 1" x 13' 5" (4.9m x 4.09m)

Wooden floor. Wood burning stove.



ACCOMMODATION

ENTRANCE HALL:

19' 8" x 9' 4" (5.99m x 2.84m)

Wooden floor. Built in storage units.



KITCHEN/DINING:
25' 5" x 19' 0" (7.75m x 5.79m)

Kitchen: Range of units. Central island with quartz worktops. Integrated fridge freezer, oven and hob and dishwasher. Access to rear garden. Open to:





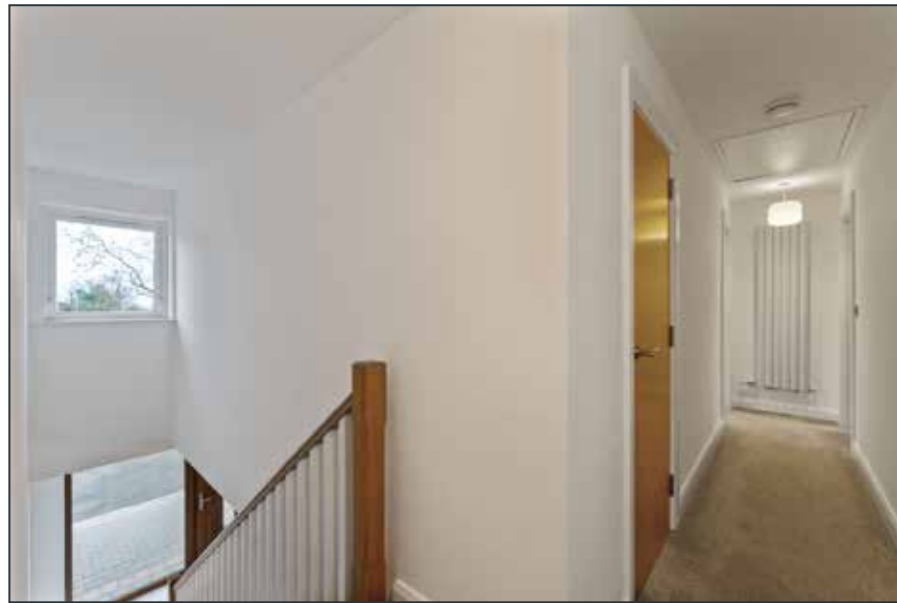
FAMILY ROOM:
13' 9" x 9' 2" (4.19m x 2.79m)



UTILITY ROOM:
9' 6" x 5' 6" (2.9m x 1.68m)
Inset sink. Plumbed washing machine.



CLOAKROOM:
Low flush WC. Wash hand basin.
INTEGRAL GARAGE:
18' 6" x 14' 9" (5.64m x 4.5m)
Remote up and over door. Light and power. Gas boiler.



FIRST FLOOR

LANDING:

Storage cupboard. Access to roof space.

BEDROOM (1):

16' 3" x 13' 7" (4.95m x 4.14m)

Built in mirrored sliderobe.



BEDROOM (2):

13' 6" x 11' 3" (4.11m x 3.43m)

Built in wardrobe.



BEDROOM (3):

11' 7" x 11' 1" (3.53m x 3.38m)



ENSUITE:

Fully tiled shower enclosure. Overhead shower with additional telephone hand shower. Low flush WC. Wash hand basin.



BEDROOM (4):

15' 0" x 11' 9" (4.57m x 3.58m)

BEDROOM (5):
14' 9" x 12' 9" (4.5m x 3.89m)



OUTSIDE

Driveway parking to front. Enclosed gardens to rear.



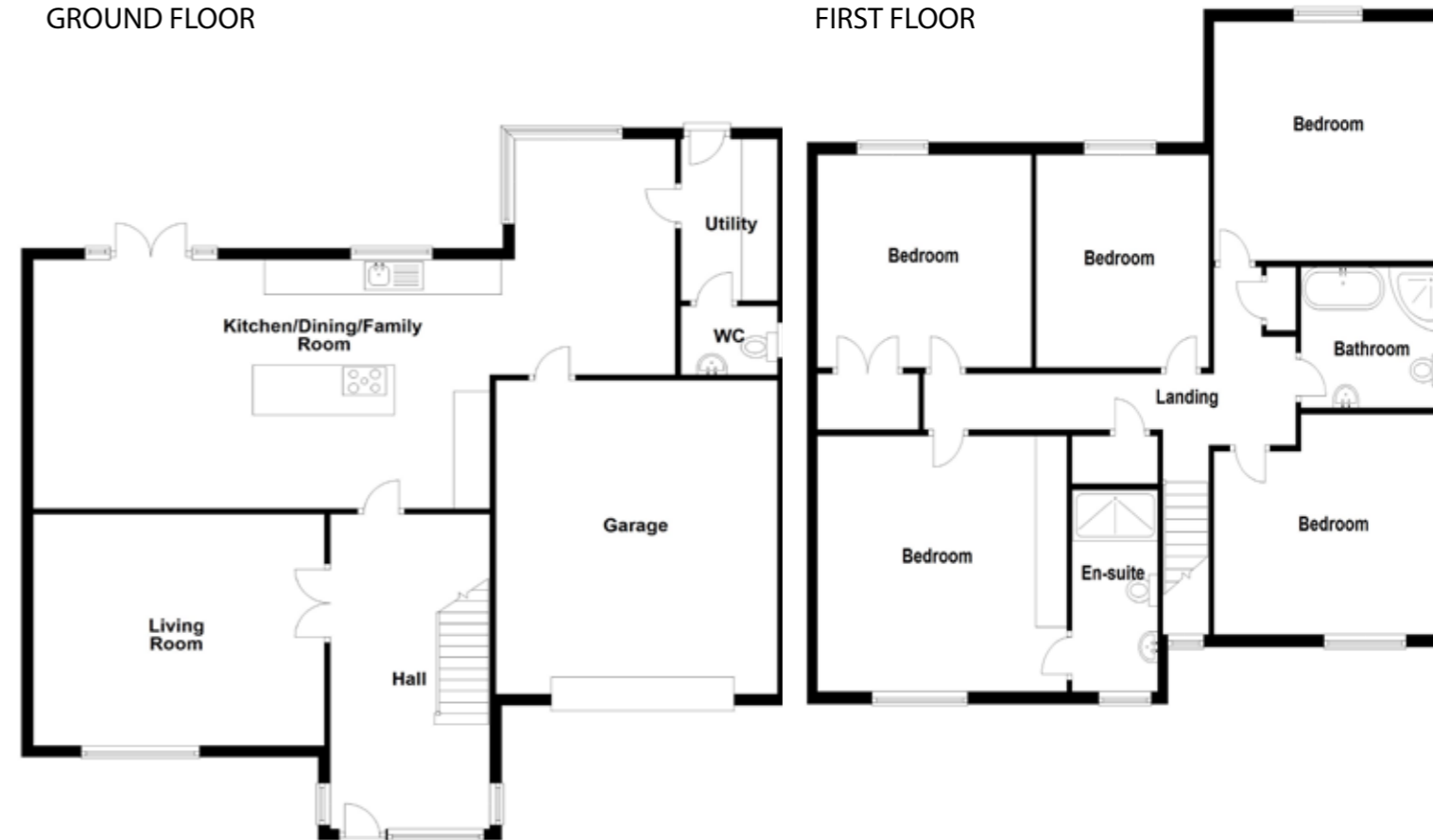
BATHROOM:

Panelled bath with mixer tap. Fully tiled shower enclosure. Low flush WC. Wash hand basin.



GROUND FLOOR

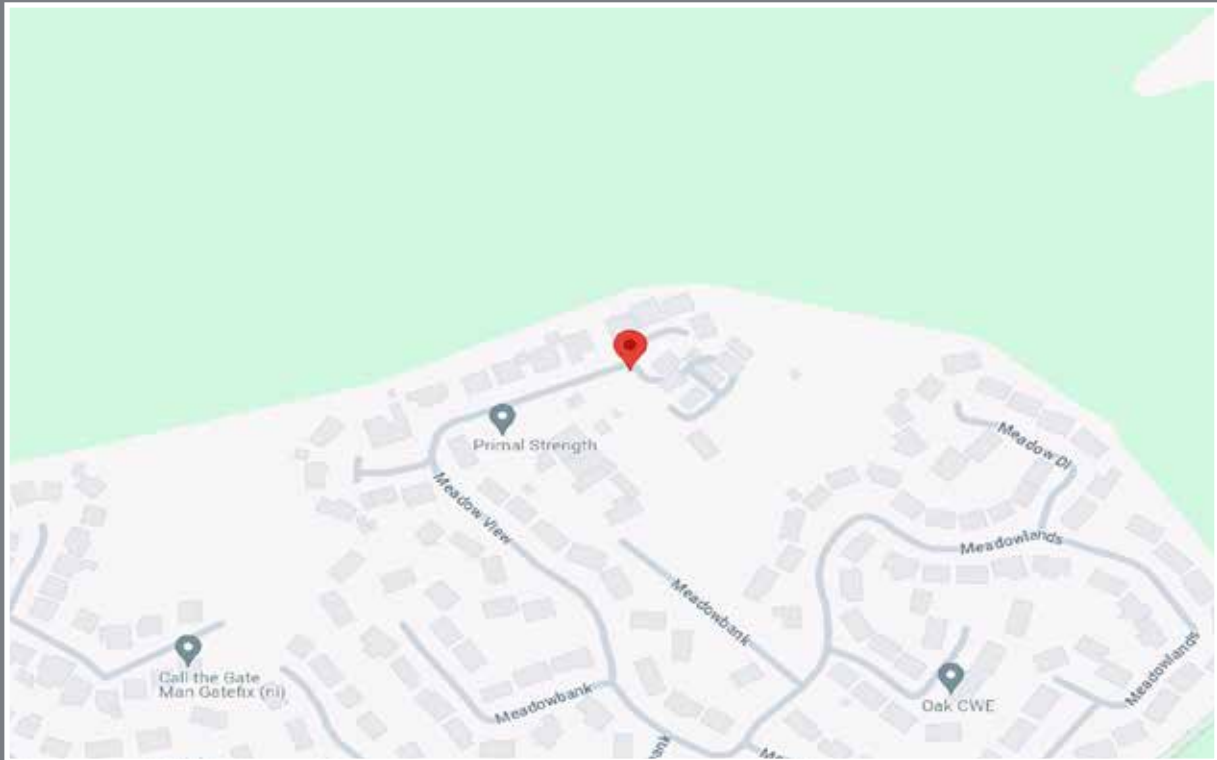
FIRST FLOOR



This plan is for illustrative purposes only.
Plan produced using PlanUp.
34 Meadow View, Jordanstown

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Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: ML/K/23/SP



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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