



27 Lynda Avenue, Jordanstown, BT37 0NX

- Immaculately Presented, Family Detached
- Kitchen; Informal Dining Area
- Deluxe Bathroom; En Suite Shower Room
- Private Driveway; Integral Double Garage
- Convenient Location
- Four Bedroom; Three+ Reception
- Utility Room; Furnished Cloakroom
- Gas Heating; Double Glazed
- Enclosed Rear Garden
- Well Sought After Area

Offers Over £385,000

EPC Rating C





27 Lynda Avenue, BT37 0NX



## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Hardwood, double glazed front door with matching side screens. Timber flooring. Vaulted ceiling. Stairwell to first floor gallery landing. Glass panelled French doors to lounge. Glass panelled door to kitchen.

#### FULLY TILED FURNISHED CLOAKROOM

Contemporary, white two piece suite comprising vanity unit and concealed cistern WC. Access to cloakroom.

#### LOUNGE 17'1" x 12'9"

Gas fire in cast iron fireplace with granite hearth. Timber flooring. Aluminium framed, double glazed, sliding patio door to rear garden.

#### FAMILY ROOM 11'5" x 10'7"

Timber flooring.

#### DINING ROOM 12'2" x 9'4"

Timber flooring.



## **KITCHEN WITH INFORMAL DINING AREA 13'8" x 12'7" (wps)**

Modern fitted, white, high gloss kitchen, with range of high and low level storage units, with contrasting, granite effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated gas hob with stainless steel extractor hood over. Integrated double oven. Space for fridge freezer. Plumbed and space for dishwasher. Fitted breakfast bar unit. Splashback tiling to walls. Tiled floor. Glass panelled door leading to:

## **UTILITY ROOM 13'1" x 5'8"**

Range of high and low level storage units with contrasting work surface. Space and plumbed for washing machine. Space for tumble dryer. Splashback tiling to walls. Tiled floor. Hardwood, double glazed door to rear garden.

## **FIRST FLOOR**

### **GALLERY LANDING**

Access to partially floored roof space via slingsby style ladder.

### **PRINCIPAL BEDROOM 13'5" x 12'8" (wps)**

Rural views to rear.

### **FULLY TILED EN SUITE SHOWER ROOM**

White, three piece suite comprising shower enclosure, pedestal wash hand basin and WC. Electric shower.

### **BEDROOM 2 17'7" x 13'4" (wps)**

Fitted wardrobes and storage units.

### **BEDROOM 3 11'5" x 10'7" (plus recess)**

Rural views to rear.

### **BEDROOM 4 12'5" x 9'5"**

Wood laminate floor covering.

### **DELUXE FULLY TILED BATHROOM**

Contemporary, white, four piece suite comprising panelled bath, separate panelled shower enclosure, vanity unit and concealed cistern WC. Thermostat controlled mains shower unit.

### **EXTERNAL**

Private driveway area finished in brick pavior.

Front garden finished in lawn and shrubs.

Entrance porch.

External lighting.

Outside tap.

Fully enclosed gardens to side and rear finished in lawn and brick pavior.

### **INTEGRAL DOUBLE GARAGE 17'9" x 15'3"**

Power operated, PVC coated, roller shutter door. Separate service door to rear. Power, light and gas fired central heating boiler.







## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS


Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.



*Immaculately presented, family detached, within a select development of only two homes, conveniently positioned off Lynda Avenue, Jordanstown, Newtownabbey. The property comprises entrance hall, furnished cloakroom, lounge with gas fire, family room, dining room, kitchen with informal dining area, utility room, gallery landing, four well-proportioned bedrooms, to include principal en suite, and separate, deluxe, fully tiled, family bathroom. Externally, the property enjoys private driveway finished in brick pavior, integral double garage, and fully enclosed rear garden, finished in lawn and brick pavior. Other attributes include, double glazing, gas heating, convenient location, and only a short walking distance to railway station. Early viewing highly recommended.*



### 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>	<b>71</b>	<b>72</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 	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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