

**430 Shore Road  
 Jordanstown, Newtownabbey, BT37 9RU**

**Offers Around  
 £279,950**

We are delighted to offer for sale this attractive detached family home which is located in a very popular residential area just off the Shore Road which is convenient to many local amenities and transport links and will ideally suit the growing family,

Inside the accommodation comprises; entrance hall with furnished cloakroom, lounge with hole in wall style fireplace and solid wood flooring, family room with solid wood flooring and a oak fitted kitchen / diner with built in oven & hob, granite worktops, integrated appliances and access to a large sunroom with PVC double glazed double doors to rear.

Upstairs there are three bedrooms and a bathroom with white suite.

Other benefits include PVC double glazing and gas heating.

Outside there is a brick paved driveway for ample parking and turning space, double timber gates at side opening to a further concrete driveway leading to a large detached garage / workshops, garden to front in lawn and a garden to rear in lawn with patio area.

Early viewing recommended !!

# 430 Shore Road

## Jordanstown, Newtownabbey, BT37 9RU



- Detached Villa
- Fitted Kitchen / Diner
- PVC Double Glazing / Gas
- 3 Bedrooms
- Downstairs WC
- Large Garage / Workshop
- 2 Receptions & Sunroom
- Modern White Bathroom

### ACCOMMODATION COMPRISES

#### GROUND FLOOR

##### ENTRANCE HALL

PVC double glazed front door, solid wood flooring, radiator

##### FURNISHED CLOAKROOM

Low flush wc, vanity unit, tiled floor, radiator

##### LOUNGE

21'3" x 11'7" (6.48m" x 3.53m")

Hole in wall style fireplace with stove, solid wood flooring, two radiators

##### FAMILY ROOM

12'11" x 11'6" at widest (3.94m" x 3.51m" at widest )

Solid wood flooring, radiator

##### KITCHEN / DINER

15'2" x 11'5" (4.62m" x 3.48m")

Range of oak high and low level units, granite worktops, stainless steel inlay sink unit, built in stainless steel double oven, stainless steel microwave, ceramic hob, extractor fan, integrated fridge / freezer & dishwasher, plumbed for washing machine, tumble dryer

space, breakfast bar, tiled floor, radiator, pvc double glazed door to sun room

##### SUNROOM

17'0" x 10'5" (5.18m" x 3.18m")

Tiled floor, two radiators, pvc double glazed double doors to rear

#### FIRST FLOOR

##### LANDING

##### BEDROOM 1

12'11" x 9'4" (3.94m" x 2.84m")

Built in part mirror sliding robes, wood laminate flooring, radiator

##### BEDROOM 2

11'7" x 9'11" (3.53m" x 3.02m")

Wood laminate flooring, radiator

##### BEDROOM 3

11'7" x 11'11" (3.53m" x 3.63m")

Wood laminate flooring, radiator

##### BATHROOM

White suite comprising bath, shower attachment, floating vanity unit, low flush wc, separate fully tiled shower cubicle, partly tiled walls, tiled floor, chrome heated towel radiator, storage cupboard with gas boiler

#### OUTSIDE

Brick paved driveway for ample parking and turning space

Double timber gates at side opening to a further concrete driveway for ample parking leading to a large detached garage / workshop suitable for various uses

Garden to front in lawn

Garden to rear in lawn with paved patio area

##### WORKSHOP / GARAGE 1

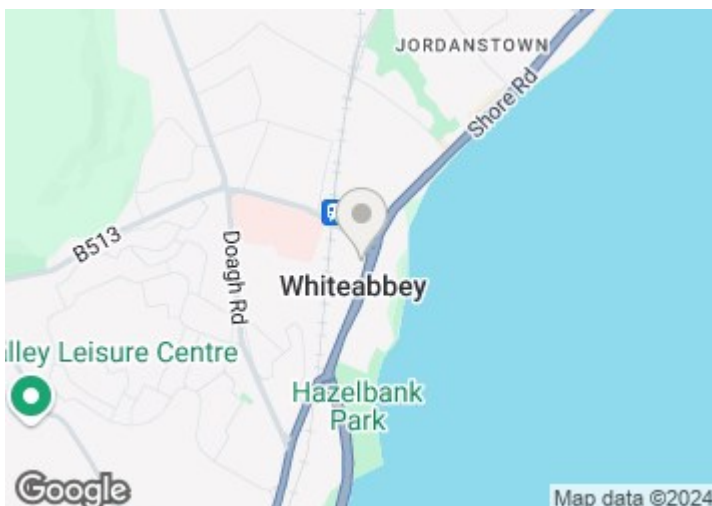
18'6" x 18'3" (5.64m" x 5.56m")

Roller shutter door, light, power, multi fuel burning stove

##### WORKSHOP / GARAGE 2

62'2" x 22'5" (18.95m" x 6.83m")

Electric roller shutter door, light & power, superb for various uses, ideal for those working from home i.e. mechanic / joinery etc



### 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>	66	71
(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	



**\*\*Please note that the any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order\*\***

Questions you may have.

WHICH MORTGAGE WILL SUIT ME BEST?

HOW MUCH DEPOSIT WITH I NEED?

WHAT ARE MY MONTHLY REPAYMENTS GOING TO BE?

To answer these and other mortgage related questions contact 02890833295. Your home may be repossessed if you do not keep up your repayments on your mortgage.

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