



## 46 Oakfield Park, Jordanstown, Newtownabbey, BT37 0QY

Offers Over £349,950

- Impressive semi detached villa in highly regarded residential development
- Spacious lounge with multi fuel stove
- Open plan casual dining / family area
- Modern white bathroom suite
- Gas fired central heating
- 4 Bedrooms (master with ensuite shower)
- Shaker style fitted kitchen with integrated appliances and island unit
- Utility room/ Ground floor W/C
- Double glazing in uPVC frames
- Garden to rear in lawn and paving

# 46 Oakfield Park, Newtownabbey BT37 0QY

An impressive semi detached villa set within a highly regarded residential development, this superb home offers generous and well-appointed accommodation throughout. The property comprises four bedrooms, including a master with ensuite shower room, ideal for modern family living. A spacious lounge with multi fuel stove provides a warm and inviting focal point, while the shaker style fitted kitchen flows seamlessly into an open plan casual dining and family area, perfect for entertaining. Additional conveniences include a utility room and ground floor W/C. Upstairs, a modern white bathroom suite serves the remaining bedrooms. Ideally positioned within walking distance to Jordanstown railway halt, this home combines comfort, style and excellent commuter convenience.



Council Tax Band:



## **GROUND FLOOR**

### **ENTRANCE HALL**

Composite front door, ceramic tiled flooring, understairs storage

### **CLOAKS**

Low flush W/C, half pedestal wash hand basin, wall tiling, ceramic tiled flooring, extractor fan

### **LOUNGE**

16'4" x 13'3"

Hole in wall style fireplace, granite hearth, floating sleeper, multi fuel stove, luxury vinyl tiled herringbone style flooring

### **KITCHEN**

22'4" x 14'5"

Range of high and low level shaker style units, round edge worksurfaces, single drainer stainless steel sink unit with mixer taps and vegetable sink, built in stainless steel oven and hob unit, stainless steel extractor fan and canopy, integrated fridge freezer, integrated dishwasher, downlighters, wall tiling, ceramic tiled flooring, island unit with storage and seating, open plan casual dining area

### **UTILITY ROOM**

8'3" x 5'6"

Range of high and low level units, round edge worksurfaces, single drainer stainless steel sink unit with mixer tap, plumbed for washing machine, ceramic tiled flooring, extractor fan, gas fired boiler

## **FIRST FLOOR**

### **LANDING**

Access to roofspace, shelved linen cupboard

### **BEDROOM (1)**

12'1" x 13'3"

### **ENSUITE SHOWER ROOM**

Glazed shower cubicle with feature rainfall shower, separate handheld shower, low flush W/C, vanity unit sink wall tiling, ceramic tiled flooring, downlighters, extractor fan, chrome heated towel rail

### **BEDROOM (2)**

11'8" x 9'4"

### **BEDROOM (3)**

11'10" x 8'8"

Wall panelling

### **BEDROOM (4)**

10'10" x 8'2"

## **BATHROOM**

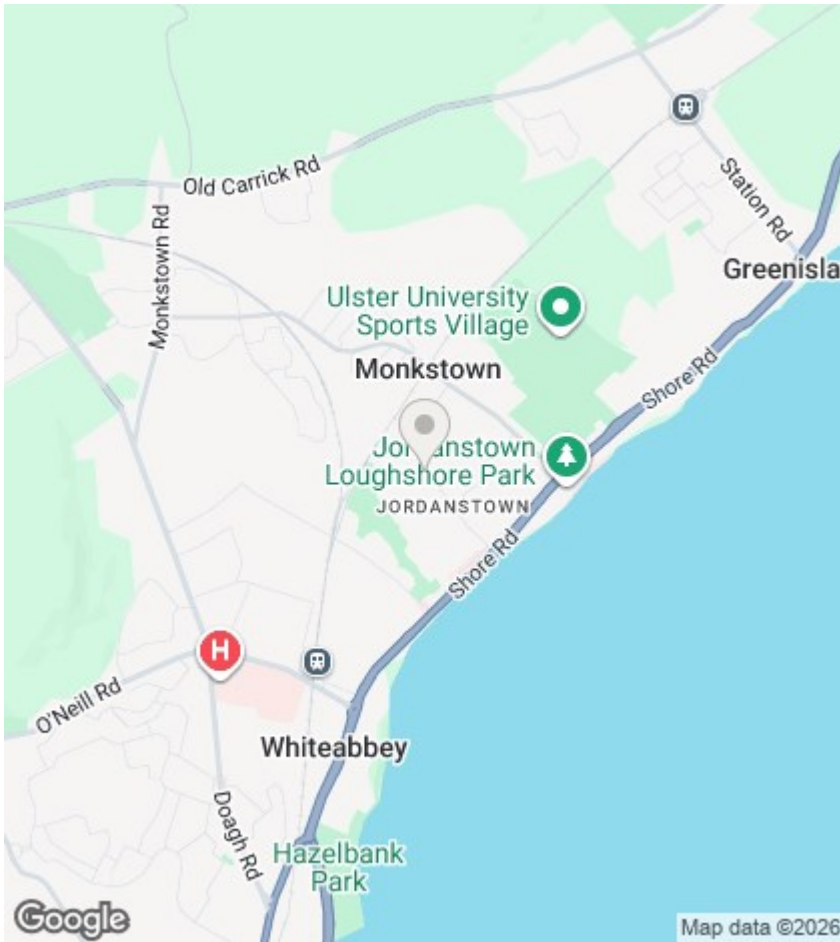
White suite comprising panelled bath, glazed shower screen, thermostatic controlled shower, low flush W/C, vanity unit sink, wall tiling, ceramic tiled flooring, chrome heated towel rail, downlighters, extractor fan

## **OUTSIDE**

Front: open plan in lawn

Side: tarmac driveway to side

Rear: enclosed to rear, in lawn and paving, outside light and tap



## 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 