



"Latharna", 14 Lenamore Avenue, Jordanstown, BT37 0PF

Offers Over £799,500

- Extended Victorian detached family home in highly regarded residential area
- 3 Generous reception rooms
- Oil fired central heating
- Conservatory
- Area of townscape character
- 4 Bedrooms (1 with ensuite shower room plus two second floor rooms (completed approx 24 years ago)
- Gracious reception hall
- Shower room
- Cloaks / Utility room
- Magnificent mature site (possibility of a building site plus detached garage)

14 Lenamore Avenue, Jordanstown BT37 0PF

"Latharna" is a distinguished Victorian residence, rich in character and charm, constructed by the Brown family circa 1898. Positioned on a generous freehold site in a mature and highly regarded townscape area, this elegant home showcases original period features, including decorative cornicing, and offers extended living space. The grounds include an interesting garden, generous car parking, and offer potential for a building site, subject to all necessary consents. A separate detached garage/office dwelling adds further versatility and may be suitable for a variety of alternative uses. This is a rare opportunity to acquire a property of such historical significance and potential, set within the peaceful surroundings in one of Jordanstown most attractive and desirable avenues.



Council Tax Band:



GROUND FLOOR

OPEN ENTRANCE PORCH

RECEPTION PORCH

Original tiled flooring

RECEPTION HALL

Polished wood flooring, cornicing and picture rail

CLOAKS

Low flush W/C, pedestal wash hand basin, polished wooden flooring, panelling, built in units

DRAWING ROOM

24'0" x 12'7"

Feature fireplace, open fire, cornicing

FAMILY ROOM

22'4" x 13'1"

Cornicing, feature marble fireplace, cast iron unit with tiling

KITCHEN

18'2" x 13'0"

Range of high and low level units, granite worksurfaces, incorporating single drainer stainless steel sink unit with mixer tap and vegetable sink, inlaid hob unit, extractor fan, plumbed for dishwasher, double oven, display units, cornicing, laminate wood flooring, casual dining area, tiling and panelling, double doors to:

CONSERVATORY

12'1" x 13'0"

Polished wooden flooring, French doors to garden

HALLWAY

Door to rear

UTILITY ROOM

12'8" x 10'4"

Built in units, round edge worksurfaces, large sink unit with mixer tap, fluorescent lights, built in storage

DINING ROOM

15'8" x 12'11"

Fluorescent light, door to:

BOILER ROOM

Built in units, oil fired boiler, fluorescent light

FIRST FLOOR

LANDING

Cornicing

SHOWER ROOM

Low flush W/C, vanity unit, shower unit with controlled shower, ceramic tiled flooring, panelling, downlighters

BEDROOM (1)

12'5" x 6'5"

BEDROOM (2)

14'9" x 12'10"

Cornicing, picture rail

SPACIOUS ENSUITE SHOWER ROOM

Modern vanity unit with mixer tap, panelled bath with mixer tap, glazed shower screen, electric shower, ceramic tiled flooring, low flush W/C, bidet, tiling, modern radiator, panelling, built in slide robes

BEDROOM (3)

12'1" x 12'5"

Built in robes, cornicing and picture rail

BEDROOM (4)

12'9" x 12'0"

Cornicing and picture rail

SECOND FLOOR

LANDING.

Velux window, fixed staircase to first floor (constructed before 2000)

OFFICE

12'4" x 11'1"

Downlighters

STUDY

16'7" x 11'0"

Built in robes, eves storage

OUTSIDE

Site to front and rear

Extended car parking space, driveway, covered area, separate concrete storage area, enclosed yard with gates, oil storage tank, paved patio area separate pathway

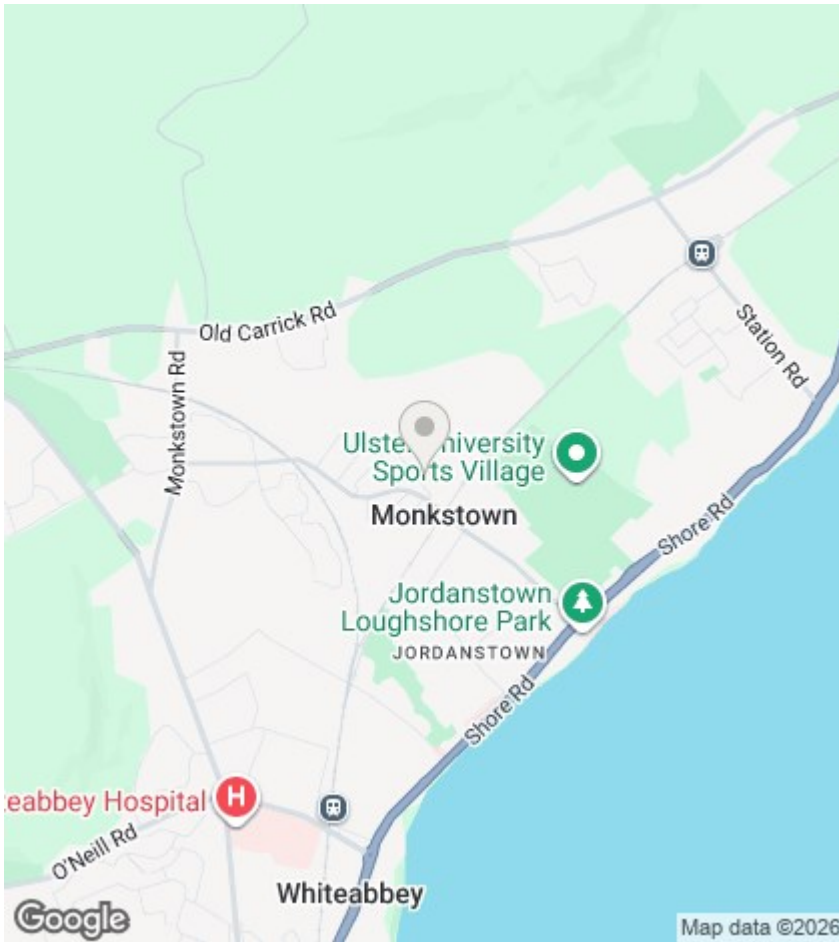
Japanese garden, wooded area, additional enclosed area to rear

GARAGE

32'9" x 19'1"

Double doors, up and over door, panelling, subdivided with office, light and power, ceramic tiled flooring

The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.



Directions

Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:

F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		34	45
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

