



91 Mount Pleasant Road, Jordanstown, BT37 0NQ

Offers Over £485,000

- Detached villa in highly regarded residential area
- 5 Bedrooms (3 with ensuite shower room)
- Sunroom
- Double glazing in uPVC frames
- Gas fired central heating
- 3 reception rooms
- Kitchen/dining area with built in units and integrated appliances
- Bathroom with white suite
- uPVC fascia and rainwater goods
- Garage

91 Mount Pleasant Road, Jordanstown BT37 0NQ

This impressive red brick detached villa at 91 Mount Pleasant Road offers bright, spacious living within a highly desirable and well-regarded residential area. The property provides well-proportioned accommodation throughout, ideal for modern family life. There are five generous bedrooms, three of which feature ensuite shower rooms, ensuring both comfort and practicality. The home further benefits from three versatile reception rooms, perfect for entertaining or relaxing, alongside a charming sunroom that fills the space with natural light. A family bathroom completes the accommodation. Combining character and flexibility, this substantial home presents an excellent opportunity for those seeking a stylish and spacious residence in a prime location, with ample room to grow and adapt to individual needs.



Council Tax Band:



RECEPTION PORCH

Ceramic tiled floor.

RECEPTION HALL

Luxury floor tiling. Cornicing. Downlighters. Under stair storage.

CLOAKROOM

Low flush WC. Vanity unit. Extractor fan. Wall tiling. Luxury floor tiling.

DRAWING ROOM

14'0" x 12'8"

Feature fireplace. Cornicing. Downlighters.

FAMILY ROOM

11'0" x 10'1"

Luxury floor tiling. Cornicing. Downlighters.

KITCHEN/DINING ROOM

18'9" x 14'6"

Built in units including display units. Granite work surfaces. Integrated sink unit with mixer tap. Stainless steel extractor fan. Microwave oven. Downlighters. Tiling. Concealed lighting. Ceramic tiled floor.

UTILITY ROOM

12'9" x 7'9"

Built in units. Round edge work surfaces. Single drainer stainless steel sink unit with mixer tap. Plumbed for utilities. Ceramic tiled floor.

FAMILY ROOM

20'10" x 15'0"

Feature fireplace with marble inset. Luxury floor tiling. Cornicing. Downlighters. Open plan to:

SUNROOM

12'4" x 10'0"

Luxury floor tiling. French doors to side.

FIRST FLOOR

LANDING

Downlighters. Built in storage. Linen cupboard.

BEDROOM (1)

18'0" x 12'8"

Built in robes. Overhead storage.

ENSUITE SHOWER ROOM

Ensuite shower room with thermostatically controlled shower. Vanity unit. Low flush WC. Extractor fan.

BEDROOM (2)

22'8" x 11'5"

Built in robes. Overhead storage.

ENSUITE SHOWER ROOM.

Ensuite shower room with electric controlled shower. Vanity unit. Low flush WC. Extractor fan. Ceramic tiled floor.

BEDROOM (3)

14'0" x 11'0"

Laminate wood floor.

ENSUITE SHOWER ROOM..

Shower unit with overhead rain shower and separate attachment. Low flush WC. Pedestal wash hand basin. Extractor fan. Tiling. Ceramic tiled floor.

BEDROOM (4)

15'0" x 11'9"

Polished wood floor.

BEDROOM (5)

12'0" x 11'0"

Laminate wood floor.

BATHROOM

Bathroom with white suite. Corner bath with mixer tap. Low flush WC. Pedestal wash hand basin. Tiling. Ceramic tiled floor. Extractor fan.

OUTSIDE

Front: Car parking space. Paved with electric controlled gate.

Rear garden with circular patio area.

Outside light and tap.

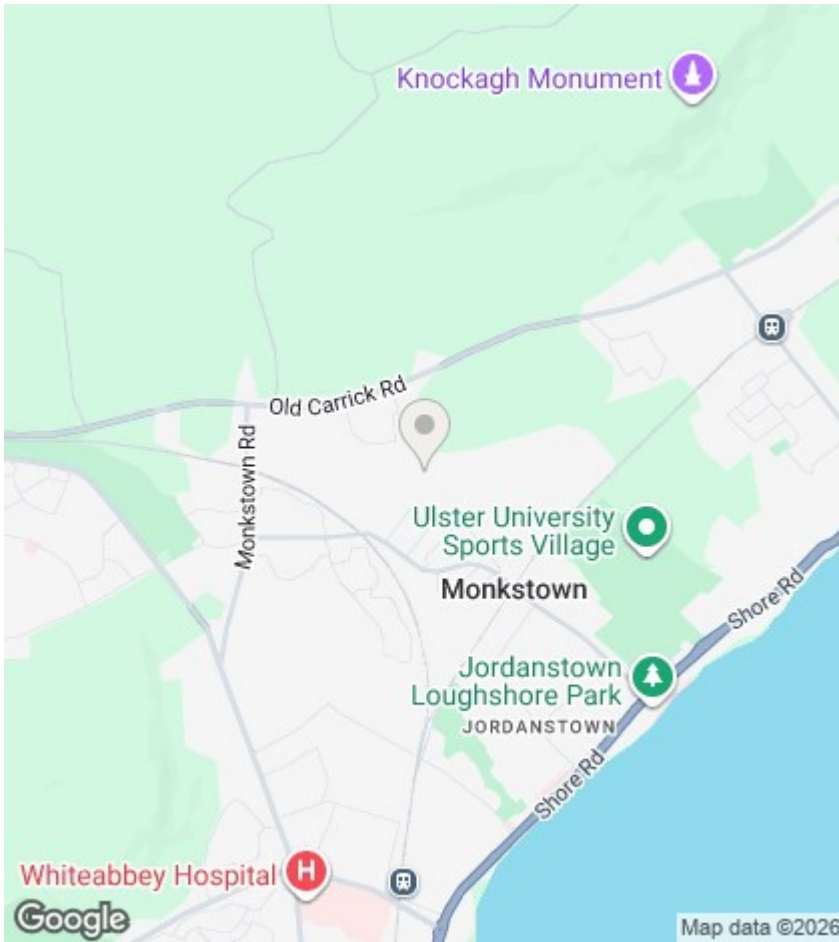
GARAGE

23'0" x 10'9"

Up and over door.

Light and power.

Housing gas fired boiler.



Directions

Viewings

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

EPC Rating:

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