



## 44 Glenkeen Avenue, Jordanstown, BT37 0PH

Offers Over £749,950

- Magnificent detached property in highly regarded area of Jordanstown
- 3+ Reception rooms
- Luxury white bathroom suite
- Double glazing in uPVC frames
- Substantial mature site approximately 0.75 acres including expired planning permission for site
- 4 Bedroom (3 modern ensuite shower rooms, main bedroom with dressing room)
- Modern fitted kitchen with open plan to casual lounge/ dining area
- Gas fired central heating
- Large detached triple garage with Spacious annex above garage suitable for a variety of uses
- Well presented throughout

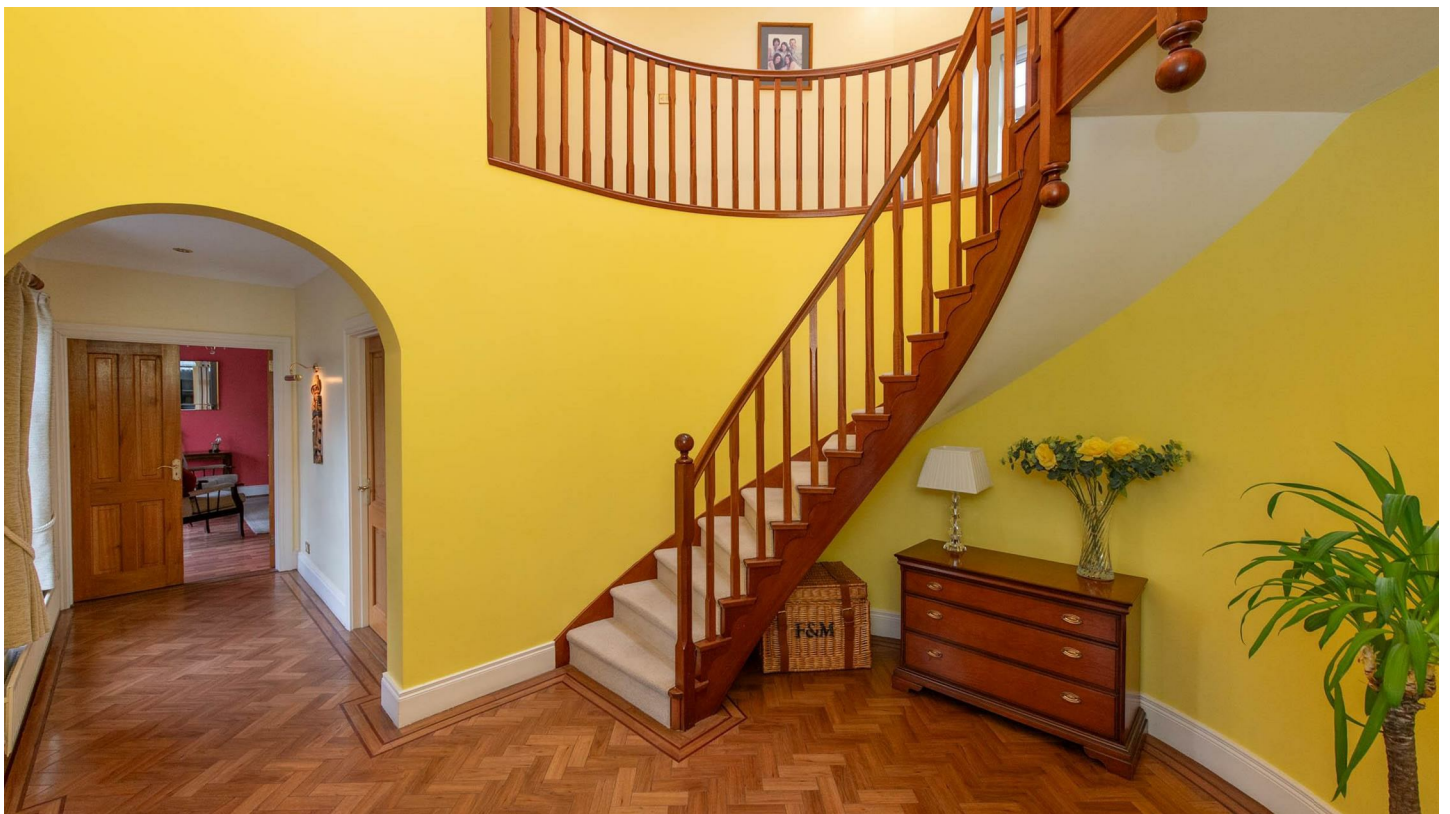
# 44 Glenkeen Avenue, Jordanstown BT37 0PH

\*\* Open Viewing Saturday 7th February Open from 11.45AM - 1.00PM\*\*

A magnificent detached residence, rarely available in this highly regarded part of Glenkeen Avenue, Jordanstown. Set within a large mature site, the property offers both privacy and generous outdoor space, making it a perfect family home. The accommodation is substantial, comprising four bedrooms, three of which benefit from en suite facilities, with the principal bedroom also enjoying its own dressing room. The ground floor is rich in character, featuring elegant curved walls, an impressive staircase and a gallery landing that enhances the sense of space and light. Externally, the extensive gardens are complemented by a triple garage and a versatile annex above, ideal for a home office, studio or guest accommodation. Combining distinctive architecture with practical family living, this is a rare opportunity to acquire a prestigious home in one of Jordanstown's most sought-after locations.



Council Tax Band:



## GROUND FLOOR

### RECEPTION PORCH

Double doors, ceramic tiled floor

### RECEPTION HALL

Amtico parquet flooring, elegant curved staircase, wired for wall lights

Double door to:

### LOUNGE

22'11" x 15'0"

Cornicing, laminate wood flooring, feature fireplace (piped for gas fire), French doors to rear, downlighters, dimmer switch

### KITCHEN/ LOUNGE/ DINING ROOM

38'3" x 15'7"

Feature curved wall, modern fitted kitchen with range of high and low level units, ceramic sink unit with mixer tap and vegetable sink, built in hot point hob, built in double Neff oven, canopy extractor fan, plumbed for dishwasher, built in fridge freezer, cornicing, tiling, karndean flooring.

Generous casual dining area open plan to lounge area, feature cast iron fireplace, open plan to:

### SUNROOM

15'9" x 8'11"

Karndean flooring, Velux roof window light, downlighters, sliding patio door to rear

### UTILITY ROOM

12'11" x 8'10"

Range of units, round edge worksurfaces, stainless steel sink unit with mixer tap, plumbed for washing machine, Karndean flooring, doors to garden

Double doors to:

### DINING ROOM

15'2" x 14'11"

Cornicing, downlighters

### CLOAKS

Low flush W/C, vanity unit with mixer tap, tiling, amtico flooring

## FIRST FLOOR

### LANDING

Curved feature banister with large balcony area and Velux roof window light, linen walk in hot press with cylinder and gas boiler, Karndean flooring

### BEDROOM (1)

15'2" x 15'0"

Downlighters

### DRESSING ROOM

Wardrobes, downlighters

### ENSUITE SHOWER ROOM

Low flush W/C, vanity unit with mixer tap, large shower unit with controlled shower, heated towel rail, karndean flooring

### BEDROOM (2)

13'4" x 11'4"

Laminate wood flooring, built in wardrobe

### ENSUITE SHOWER ROOM.

Low flush W/C, vanity unit sink with mixer tap, large shower unit with electric shower, heated towel rail, tiling

### BEDROOM (3)

14'9" x 11'4"

Including built in wardrobe

### ENSUITE SHOWER ROOM..

Low flush W/C, vanity unit with mixer tap, pedestal wash hand basin, large shower unit, electric shower, Karndean flooring, shaver point, downlighters, extractor fan

### BEDROOM (4)

13'0" x 10'6"

Built in slide robes, karndean flooring

### LUXURY WHITE BATHROOM SUITE

Low flush W/C, panelled bath with mixer tap and hand held shower, wall hung wash hand basin, large shower unit with electric shower, tiling, extractor fan, downlighters, Karndean flooring

### OUTSIDE

Front in generous lawn, variety mature plants and shrubs, sweeping driveway

Side in driveway, hedges

Rear in parking, paved patio area, generous lawn with mature plants, trees and shrubs, natural wildflower meadow area with plants, trees and shrubs, outside socket and lighting, water tap Potential for development with expired planning permission for one dwelling

### GARAGE

26'4" x 22'9"

One single manual and one double electric door, water tap

### ANNEX

(No heating source just radiators)

### KITCHEN

14'7" x 11'7"

Range of high and low level units, round edge worksurfaces, stainless steel sink unit, built in hob and built in oven, stainless steel extractor fan, built in fridge

### BEDROOM (1)

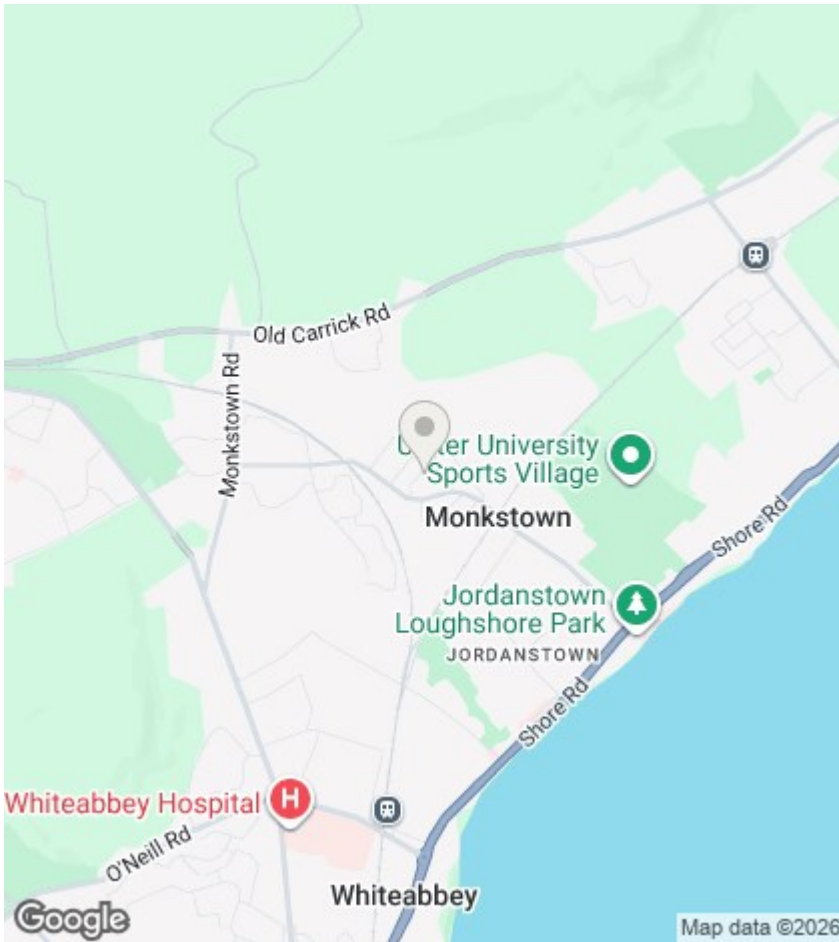
12'4" x 10'10"

(No source of heating)

### SHOWER ROOM

Low flush W/C, vanity unit, corner glazed shower with electric shower, eave storage

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:

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	

