

9 Glenkeen Avenue, Jordanstown, BT37 0PH



PRICE Offers Over £429,950

This charming extended cottage style detached chalet bungalow enjoys a deceptively spacious flexible living layout to suit differing family needs. Extending to circa 1750sqft incorporating either 4 or 5 Bedrooms, 3 or 2 receptions, modern kitchen with open plan living / dining aspect, luxury family bathroom, bespoke fitted boot room, utility room and a master bedroom with walk in dressing room and luxury four piece ensuite bathroom. Situated within an area of townscape character, on a private shared lane in a highly regarded exclusive location. Within comfortable walking distance of Jordanstown railway station and the Loughshore park. Glenkeen avenue is a truly idyllic place to live. Externally the property enjoys an extensive mature site with the rear garden extending to 17 metres x 13 metres. A perfect space for children / grand children and for evening entertaining. Recently extended and comprehensively modernised by the present vendors this home represents a unique opportunity to purchase a picture postcard home coupled with a high internal specification throughout. With a high level of interest anticipated an early viewing is recommended.

>Sales >New Homes >Commercial >Rentals >Mortgages

Antrim
12 Church Street
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803

ACCOMMODATION

PVC Double glazed front door with leaded glass side screen into:

ENTRANCE HALL

open plan through to:

LOUNGE

19'1 x 15'8 (5.82m x 4.78m)

Approx. Into feature Bay window. Inglenook style fireplace with inset cast iron multi fuel stove on slate hearth and rustic wooden mantle beam. Quality SPC (stone plastic composite) herringbone style flooring. Feature dog leg staircase to first floor. Open understairs recess.

FAMILY ROOM / BEDROOM 5

12'3 x 11'10 (3.73m x 3.61m)

Presently used as home office. Feature dual corner window.



INNER HALL

Quality SPC flooring open plan into:

DELUXE MODERN KITCHEN

15'3 x 9'11 (4.65m x 3.02m)

Equipped with a comprehensive range of high and low level fitted units in matt grey finish with contrasting worksurfaces. Inlaid single drainer stainless steel sink unit with swan neck mixer tap. Integrated oven with four ring ceramic hob and smoked glass splashback. Overhead extractor fan housed in colour coded chimney with glass hood. Integrated fridge / freezer & dishwasher. Fixed island style unit with breakfast bar style return for casual dining. Plumbed for washing machine and vented for tumble dryer. Recessed low voltage lighting. Tiled floor extending into:

DINING ROOM

12'0 x 12'1 (3.66m x 3.68m)

Twin pvc double glazed French doors to garden



UTILITY ROOM

13'4 x 6'8 (4.06m x 2.03m)

Recently installed. Fitted with an excellent range of bespoke shaker style units with contrasting wood block worksurfaces and inset jawbox style sink with brushed bronze antique style lever tap. Two tier open under shelves with wicker storage baskets. Space for free standing top and bottom washer / dryer. Quality SPC flooring

BEDROOM 4 / SITTING ROOM

16'7 x 13'3 (5.05m x 4.04m)

At max. Quality SPC flooring. Twin PVC double glazed French doors to garden

BOOT ROOM

8'3 x 6'3 (2.51m x 1.91m)

Recently installed. Bespoke fitted boot room style bench with twin fitted storage cupboards and under bench storage bays. Open fixed top shelving. PVC double glazed door to garden

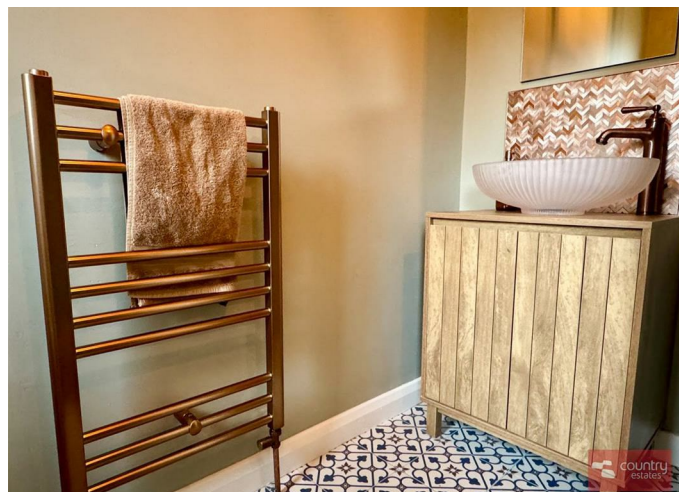


FURNISHED MODERN CLOAKROOM

Comprising Deluxe wooden framed vanity unit with glass oval shell basin and bronzed traditional lever tap. Button flush WC. Blue floral patterned Victorian style tiled floor.

FIRST FLOOR LANDING

Fakro double glazed skylight



BEDROOM 3

12'4 x 10'2 (3.76m x 3.10m)

Quality antique oak effect laminate plank flooring. Under eave storage cupboard. Fakro double glazed skylight

BEDROOM 2

13'6 x 9'4 (4.11m x 2.84m)

Quality antique oak effect laminate plank flooring. Under eave storage cupboard



BEDROOM 1

12'2 x 12 (3.71m x 3.66m)

Quality antique oak effect laminate plank flooring. Views over rear garden. Feature Barn strap rail sliding door to:

DRESSING ROOM

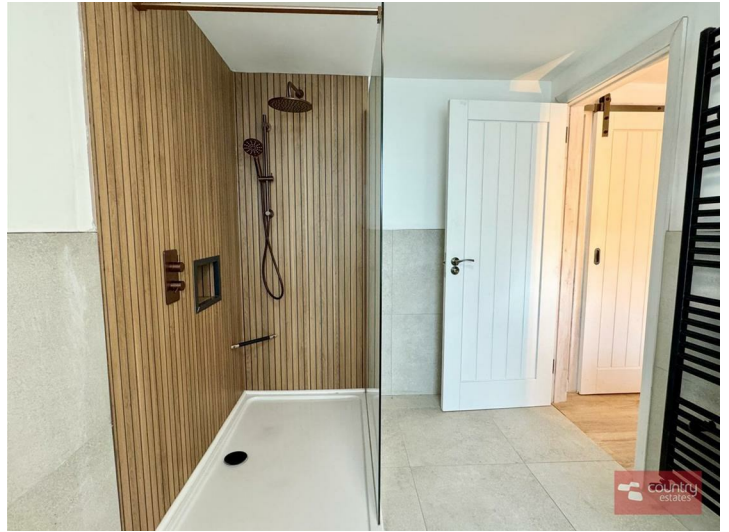
13'3 x 6'1 (4.04m x 1.85m)

Approx. Fakro double glazed roof light



LUXURY 4 PIECE EN SUITE

Recently installed. Comprising freestanding contemporary slipper bath with floor mounted Aqualla bronze coloured mixer tap with hand held shower attachment. Button flush w.c. Floating natural wood vanity unit with ceramic sink and copper coloured mono block tap. Large open shower enclosure with fixed full height shower screen. Copper coloured Drench style shower with co ordinating hand held shower attachment. Slated wood effect moisture resistant panelled walls. Porcelain tiled floor and complimentary wall tiling. Colour coded towel radiator.



LUXURY FAMILY BATHROOM

Recently installed. Comprising floating vanity unit with brushed gold coloured mono block tap and feature tiled accent panel in classic green glazed metro brick tile with fixed led back lit bathroom mirror. Button flush w.c. Open fully tiled shower enclosure with gold coloured drench style shower and hand held shower attachment . Tiled in matching classic green glazed metro brick tiles. Porcelain tiled floor. Gold coloured towel radiator.



OUTSIDE

Twin brick built pillars with fixed gates to large brick paved driveway and parking forecourt suitable for a number of vehicles. Private mature garden to front in lawn and screened by mature trees. Extensive private garden to rear in lawn screened by mature hedgerow and trees.
Detached double garage 20.3 x 18.6 with tin up and over doors power and light.



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		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

IMPORTANT NOTE TO ALL PURCHASERS: We have not tested any of the systems or appliances at this property.



Country Estates (N.I.) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:
These particulars do not constitute any part of an offer or contract
All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I.) Ltd. or the vendor
None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact
Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars
The vendor does not make or give, and neither Country Estates (N.I.) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.