

32 Rosemount Park Jordanstown BT37 0NL

For Sale
Offers In Region Of
£295,000

This is a deceptively spacious Detached home which has been extended to provide additional family accommodation. The property is extremely well presented by the current owners and is enhanced by a host of attractive features and extras which may only be fully appreciated by internal inspection. This is a home we can recommend with utmost confidence.



Energy Efficiency Rating C.

T: 028 9080 0000





 5
  2
  2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		

- Extended Detached Villa in popular residential area of Jordanstown
- 5 Bedrooms (one with ensuite shower room & one with nursery bedroom/study- plumbed for ensuite shower room)
- 2 Separate reception rooms
- Recently fitted kitchen open plan to dining area
- uPVC fascia and rainwater goods
- Oil fired central heating/Double glazing
- Utility room and downstairs WC
- Recently fitted modern white bathroom and ensuite
- Well presented throughout
- Garage



GROUND FLOOR

RECEPTION HALL: Laminate wood flooring

LOUNGE: 17' 0" x 9' 1" (5.18m x 2.77m)
Laminate wood flooring

FAMILY ROOM: 17' 3" x 13' 6" (5.26m x 4.11m)
Multi fuel fire, engineered real wood flooring, glazed double doors to:-

DINING AREA: 10' 4" x 9' 9" (3.15m x 2.97m)
Engineered real wood flooring, open plan to:-

KITCHEN: 15' 7" x 9' 9" (4.75m x 2.97m) Range of built in units, round edge work surfaces, single drainer stainless steel sink unit, mixer tap, vegetable sink, stainless steel extractor fan, downlighters, dishwasher, luxury floor tiling

UTILITY ROOM: 6' 7" x 5' 0" (2.01m x 1.52m) Range of built in units, round edge work surfaces, luxury floor tiling

DOWNSTAIRS WC: Low flush WC, pedestal wash hand basin

FIRST FLOOR

LANDING

BEDROOM (1): 13' 0" x 10' 9" (3.96m x 3.28m)
Through to nursery bedroom/study (11' 4" x 8' 0"), Velux window, laminate wood flooring, store/cupboard, (study/nursery is plumbed for ensuite facility)

BEDROOM (2): 11' 4" x 9' 1" (3.45m x 2.77m)
Plus range of built in robes

BEDROOM (3): 11' 4" x 9' 8" (3.45m x 2.95m)
Laminate wood flooring

BEDROOM (4): 9' 1" x 9' 1" (2.77m x 2.77m)
Laminate wood flooring

BEDROOM (5): 12' 10" x 11' 9" (3.91m x 3.58m)

ENSUITE SHOWER ROOM: Recently fitted ensuite shower room, low flush WC, vanity unit, shower unit with electric shower, downlighters, extractor fan, ceramic tiled floor

BATHROOM: Recently fitted modern white suite, oval bath with mixer tap, vanity unit, low flush WC, shower unit with controlled shower and overhead rain shower, luxury wall and floor tiling, built in music/radio system, extractor fan

OUTSIDE

Front in neat lawn, plants, trees and shrubs

Rear in lawn plants, trees and shrubs

South West facing garden

Extended paved patio area and paved area to the side of the garage

Shed

PVC oil storage tank

Outside water tap and electrical power point

Portable Solar Panels & Renewable Obligation Certificates (ROCs)

- may be purchased separately

Driveway to:-

GARAGE

16' 10" x 8' 5" (5.13m x 2.57m)

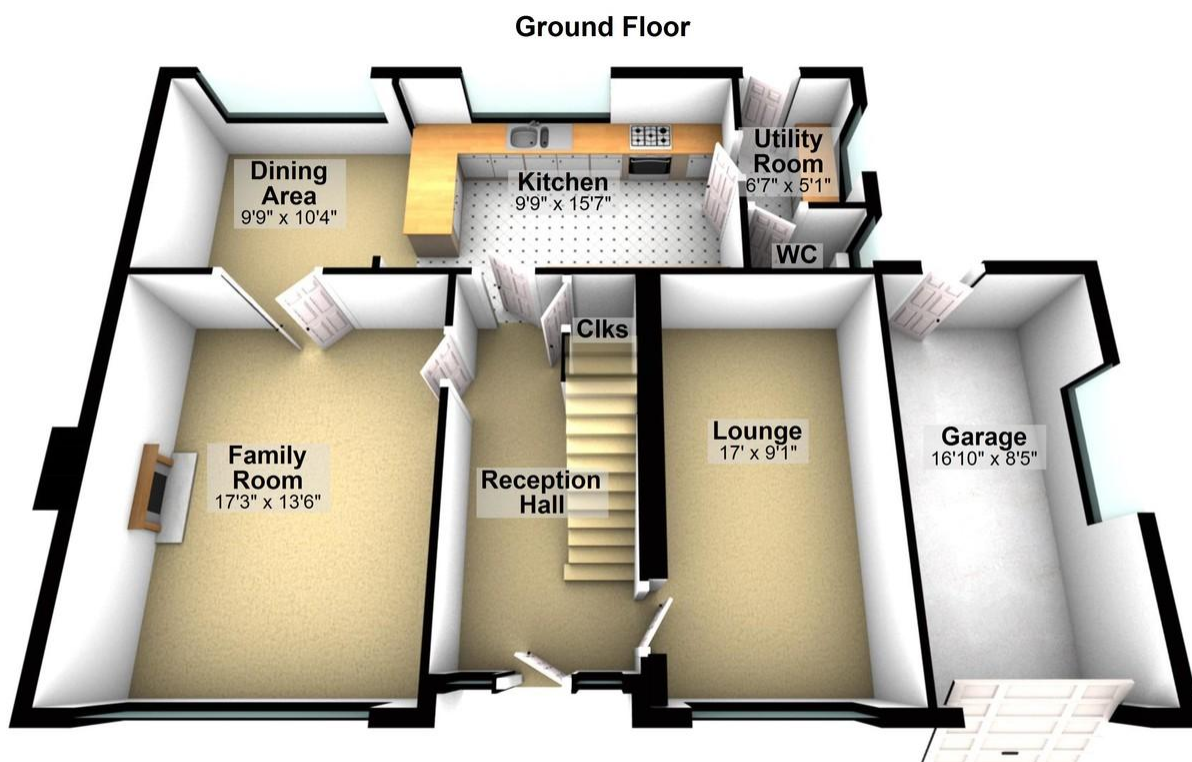
Roller door, light and power, oil fired boiler











32 Rosemount Park, Newtownabbey

McMillan

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Honesty Integrity Respect

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Our enthusiasm, commitment, energy and professionalism have helped us achieve our position and excellent reputation in the market.

As a local, family-owned business we are proud to serve our clients and community.

Please
call in or
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for any
advice

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