

## 126 Jordanstown Road, Jordanstown, BT37 0NU

**For Sale**  
Offers Over  
**£475,000**

Situated on a generous mature site in this highly regarded residential area of Jordanstown, we have pleasure in marketing this exceptional detached residence which must be seen to be appreciated. From the moment one enters the spacious reception hall one will fully appreciate the degree of excellence on offer. Our clients have individually designed the property in 2004 and it is evident that great care, time, attention and expense has been spent to create such an outstanding home. We strongly recommend full internal inspection.



Energy Efficiency Rating C.

**T: 028 9080 0000**







Energy Efficiency Rating		
	Current	Potential
A 92 plus		
B 81-91		
C 69-80		
D 55-68	74	75
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

- Bespoke detached residence in highly regarded residential area
- 4 Generous bedrooms (1 with ensuite shower room & dressing room/nursery bedroom)
- 3 Separate reception rooms
- Fitted kitchen with casual dining area
- 2 Modern white bathrooms with Duravit suites
- Utility room / Ground floor cloaks
- Phoenix gas central heating (under floor heating in majority of property)
- Double glazing in uPVC frames
- Solid oak doors and architraves
- Two car garage plus store / Extensive mature site with excellent car parking





The property comprises:

**SPACIOUS RECEPTION HALL:** Ceramic tiled flooring, spacious hall

**CLOAKROOM:** Low flush WC, vanity unit with mixer tap, extractor fan, (plumbed for shower)

**FAMILY ROOM:** 19' 7" x 15' 11" (5.97m x 4.85m)  
Gas burning stove, ceramic tiled flooring, under stair storage cupboard, door to rear, dimmer switch

**DINING ROOM:** 17' 11" x 12' 8" (5.46m x 3.86m)  
Ceramic tiled flooring, corner window

**DRAWING ROOM:** 19' 7" x 15' 5" (5.97m x 4.7m)  
Ceramic tiled flooring, door to rear

**KITCHEN:** 22' 10" x 13' 0" (6.96m x 3.96m) Modern fitted kitchen with range of high and low level units, granite work surfaces, stainless steel sink unit with mixer tap and vegetable sink, plumbed for rangemaster, stainless steel extractor fan, built in Neff microwave, built in fridge and freezer, luxury mosaic style tiling, ceramic tiled flooring, downlighters. Casual lounge / dining area

**BATHROOM:** Duravit suite, wash hand basin, low flush WC, panelled bath with mixer tap, walk in shower unit with controlled shower, luxury tiling and ceramic tiled flooring, extractor fan

**REAR HALL:** Ceramic tiled flooring

**UTILITY ROOM:** 8' 4" x 5' 10" (2.54m x 1.78m)  
Fitted kitchen with range of units, stainless steel sink unit with mixer tap, plumbed for washing machine, ceramic tiled flooring, door to rear

**LANDING:** Spacious bright landing with luxury floor tiling. Access to roofspace. Hotpress with copper cylinder, Velux window, wired for wall lights

**MASTER BEDROOM:** 22' 11" x 13' 0" (6.99m x 3.96m) Solid wood flooring, Velux window

**ENSUITE SHOWER ROOM:** Large walk in shower unit with controlled shower, vanity unit, ceramic tiled flooring, Velux window, extractor fan

**DRESSING ROOM / NURSERY BEDROOM:** 17' 11" x 11' 4" (5.46m x 3.45m) Solid wood flooring, Velux window

**BEDROOM (2):** 19' 8" x 15' 5" (5.99m x 4.7m) Ceramic tiled flooring, Velux windows

**BEDROOM (3):** 19' 7" x 16' 2" (5.97m x 4.93m) Feature marble fireplace with cast iron inset, marble hearth and gas fire, dimmer switch, solid wood flooring, wired for wall lights, views of Cavehill and Carnmoney Hill

**BEDROOM (4):** 17' 11" x 13' 0" (5.46m x 3.96m) Ceramic tiled flooring, Velux window

**BATHROOM:** Modern Duravit suite, low flush WC, pedestal wash hand basin, panelled bath with mixer tap, walk in shower unit with controlled shower, luxury tiling and ceramic tiled flooring, extractor fan

**EXTENSIVE ROOFSPACE**

**OUTSIDE**

Rear in extensive mature lawn, plants trees and shrubs, light and tap  
Generous car parking space

**TWO CAR GARAGE:** 19' 8" x 17' 11" (5.99m x 5.46m)  
Twinned up and over doors, two Ferroli boiler, light and power

**STORE:** 5' 10" x 5' 0" (1.78m x 1.52m)



















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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  
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