

44 Jordanstown Road, Newtownabbey, BT37 0QG

For Sale
Offers Over
£179,950

This is an attractive semi-detached villa situated in a quiet and highly regarded residential area of Jordanstown close to schools, shops and public transport facilities. The property offers bright, spacious family accommodation and is an opportunity to acquire a home in the Jordanstown area at a reasonable price. Early viewing is advised.



Energy Efficiency Rating E.

T: 028 9080 0000





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	45 E	
21-38	F		
1-20	G		

- Extended semi-detached villa in a popular residential area
- 4 Bedroom or 3 bedrooms plus study
- 2 Reception rooms
- Kitchen
- Shower room
- Conservatory
- Downstairs cloaks
- Double glazing in uPVC frames
- Phoenix gas central heating
- Car parking space



The property comprises of

GROUND FLOOR

RECEPTION PORCH Tiled flooring.

RECEPTION HALL Laminate wood flooring, under stair storage.

LOUNGE 16' 1" x 13' 3" (4.9m x 4.04m)
Tyrock fireplace, double doors to;

DINING ROOM 9' 1" x 8' 4" (2.77m x 2.54m)

CONSERVATORY 13' 0" x 11' 4" (3.96m x 3.45m)
Ceramic tiled flooring, French doors to garden.

KITCHEN 11' 0" x 10' 4" (3.35m x 3.15m)
Built-in units, single drainer stainless steel sink unit with mixer tap, inlaid hob unit and under oven, extractor fan, ceramic tiled flooring.

BEDROOM (4) / STUDY 8' 0" x 7' 11" (2.44m x 2.41m)
Laminate wood flooring.

CLOAKROOM Low flush WC, pedestal wash hand basin, tiling, ceramic tiled flooring, wall tiling, extractor fan.

FIRST FLOOR

LANDING Roofspace approached by slings-by type ladder.

BEDROOM (1) 14' 3" x 12' 7" (4.34m x 3.84m)
Built-in robes.

BEDROOM (2) 12' 0" x 9' 6" (3.66m x 2.9m)

BEDROOM (3) 9' 11" x 7' 11" (3.02m x 2.41m)

SHOWER ROOM Low flush WC, pedestal wash hand basin, shower unit with electric shower, wood panelled flooring.

OUTSIDE

Front in lawn, plants, trees and shrubs.

Rear in lawn, plants, trees and shrubs. Boiler house with Phoenix gas boiler.

Car parking space.



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for any
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McMillan Estate Agents

11 Portland Avenue

Glengormley

Newtownabbey

County Antrim

BT36 5EY

T: 028 9080 0000

F:

E: info@jimmcmillan.co.uk



@mcmillanestates



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