## **M<sup>c</sup>Millan**

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## 3 Glenbroome Park, Jordanstown, BT37 0RL

For Sale Offers In Region Of £199,950

This is an attractive Detached Bungalow situated in a quiet and highly convenient residential are of Jordanstown close to the Village centre, excellent schools, shops, public transport and Loughshore Park/cycle/coastal path. The property will require some updating in the days ahead but benefits from double glazing, uPVC fascia and rainwater goods, phoenix gas central heating and a generous site. Early viewing is advised.



**Energy Efficiency Rating E.** 

**T:** 028 9080 0000







 Score
 Energy rating
 Current
 Potential

 92+
 A
 B
 B
 B

 69-80
 C
 55-68
 D
 58 | D

 39-54
 E
 54 | E
 54 | E

- Detached Bungalow in a highly popular residential area
- 2 Bedrooms (formerly 3 bedrooms)
- Kitchen open plan to dining area (formerly a bedroom and could be re constructed)
- Phoenix gas central heating
- Double glazing in uPVC frames
- Shower room
- uPVC fascia and rainwater goods
- Detached Garage





#### **GROUND FLOOR**

**RECEPTION HALL:** Built in robe, spacious cloakroom

**LOUNGE:** 14' 0" x 12' 1" (4.27m x 3.68m) Hole in the wall fireplace with raised hearth

**KITCHEN:** 10' 0" x 9' 1" (3.05m x 2.77m) Range of built in units, round edge work surfaces, single drainer stainless steel sink unit, mixer tap, extractor fan, plumbed for washing machine, open plan to:-

**DINING AREA:** 10' 1" x 9' 2" (3.07m x 2.79m) Beamed ceiling (this was formerly a bedroom and could be put back to a bedroom)

**BEDROOM (1):** 14' 0" x 11' 0" (4.27m x 3.35m) Built in sliderobes

BEDROOM (2): 10' 8" x 9' 2" (3.25m x 2.79m)

**SHOWER ROOM:** Vanity unit, low flush WC, shower unit, laminate wood flooring, hot press, tiling

#### OUTSIDE

Driveway Front in lawn Rear in lawn Greenhouse 'Lean to' covered relaxation area



Please note we do not test appliances and all measurements are approximate These particulars are issued in good faith but do not constitute representations of fact or form part of this offer or contract. The particulars should be independently verified by prospective buyes or advisers. Nather McMian Estate Agents Litd nor any of its employees has the authority to make or give any representation or warranty whatever in relation to this poperty. Services, fittings and equipment referred in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to hericincatific and Litd more any expresentation or warranty whatever in relation to this poperty. Services, fittings and equipment referred in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to hericincatific and Litd more sorts are taken to the nearest 3 inches.

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

Please call in or **contact us** for any advice

McMillan Estate Agents 11 Portland Avenue Glengormley Newtownabbey County Antrim BT36 5EY T: 028 9080 0000 F: E: info@jimmcmillan.co.uk





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For each sale with McMillan Estate Agents a donation is made to the following charities







