



16 Langley Hall Jordanstown, Newtownabbey, BT37 0FB

**Offers Over
£379,950**

We are delighted to offer for sale this attractive and well presented detached family home which is located in a very popular residential development just off the Shore Road Jordanstown and will ideally suit the growing family.

Inside the accommodation comprises: entrance hall, large lounge with feature fireplace, dining room, family room and morning room with double glass panelled doors to a conservatory. Also on the ground floor there is a modern fitted kitchen / diner with built in oven & hob, utility room and downstairs W.C.

Upstairs there are four bedrooms, master with ensuite and a separate shower room.

Other benefits include double glazing and gas heating.

Outside there is a tarmac driveway for ample parking leading to a detached garage, superb gardens to front with views towards Belfast Lough and a fully enclosed paved garden to rear.

Early viewing recommended !!

16 Langley Hall

Jordanstown, Newtownabbey, BT37 0FB



- Detached Family Home
- Modern Kitchen / Diner
- Double Glazing / Gas Heating
- 4 Bed / Master Ensuite
- Utility Room & Downstairs W.C.
- Detached Garage
- 4 Receptions & Conservatory
- Modern White Bathroom

ACCOMMODATION COMPRISES:

GROUND FLOOR

ENTRANCE HALL

Double glazed front door, radiator.

LOUNGE

19'2 x 12'11 (5.84m x 3.94m)

Feature fireplace with gas fire, cast iron and tiled inset, radiator x2.

DINING ROOM

15'9 x 9'10 (4.80m x 3.00m)

Wood laminate flooring, radiator.

FAMILY ROOM

14'2 x 9'11 (4.32m x 3.02m)

Radiator.

MORNING ROOM / STUDY

12'0 x 9'10 (3.66m x 3.00m)

Wood laminate flooring, radiator, double glass panelled doors to conservatory.

CONSERVATORY

10'1 x 9'4 (3.07m x 2.84m)

Tiled floor, pvc double glazed double doors to rear.

KITCHEN / DINER

17'9 x 10'8 at widest (5.41m x 3.25m at widest)

Modern range of high and low level fitted units with Formica worktops. Basin and a half stainless steel sink

unit, built in stainless steel under oven, ceramic hob and stainless steel extractor fan. Integrated dishwasher, American fridge / freezer space, partly tiled walls, tiled floor, radiator.

UTILITY ROOM

9'8 x 5'2 (2.95m x 1.57m)

Range of high and low level fitted units with Formica worktops. Plumbed for washing machine, space for gas tumble dryer, fridge / freezer space, tiled floor, radiator, double glazed back door.

DOWNSTAIRS W.C.

Low flush W.C. Pedestal wash hand basin, tiled floor, radiator.

FIRST FLOOR

LANDING

Access to roofspace.

BEDROOM 1

14'5 x 9'11 at widest (4.39m x 3.02m at widest)

Built in sliding robe, built in wardrobes, cupboards and drawers, radiator.

ENSUITE

White suite comprising: panelled bath with shower attachment, pedestal wash hand basin and low flush W.C. Separate shower cubicle with Mira shower, chrome heated towel rail, hotpress.

BEDROOM 2

15'8 x 12'11 at widest (4.78m x 3.94m at widest)

Radiator, under eaves storage.

BEDROOM 3

11'3 x 9'10 (3.43m x 3.00m)

Radiator.

BEDROOM 4

9'11 x 9'0 (3.02m x 2.74m)

Radiator.

SHOWER ROOM

Fully tiled corner shower cubicle with Mira shower, pedestal wash hand basin, low flush W.C. Radiator.

OUTSIDE

Driveway leading to a detached matching garage with roller shutter door, light and power. Superb garden to front in lawn with mature shrubs and superb views towards Belfast Lough. Fully enclosed paved garden to rear with shrub beds and small area in artificial grass.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	72
(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	





****Please note that the any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order****

Questions you may have.

WHICH MORTGAGE WILL SUIT ME BEST?

HOW MUCH DEPOSIT WITH I NEED?

WHAT ARE MY MONTHLY REPAYMENTS GOING TO BE?

To answer these and other mortgage related questions contact the office. Your home may be repossessed if you do not keep up your repayments on your mortgage.

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