

**30 Mount Pleasant Road
Jordanstown, Newtownabbey, BT37 0NQ**

**Offers Over
£349,950**

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

Inside the accommodation comprises; entrance hall with furnished cloakroom, lounge with feature fireplace, wood laminate flooring and sliding patio doors to conservatory / sunroom with tiled floor and access to garden, separate family room and a modern fitted kitchen / diner with built in oven & hob and integrated appliances.

Upstairs there are four bedrooms master ensuite and a separate family bathroom with white suite.

Other benefits include PVC double glazing and gas heating

Outside there is a brick paved driveway for ample parking leading to an integral garage (subdivided into two rooms), garden to front in lawn and a fully enclosed garden to rear in lawn with paved patio area and rubber barked play area.

Early viewing strongly recommended !!

30 Mount Pleasant Road

Jordanstown, Newtownabbey, BT37 0NQ



- Detached Family Home
- 4 Beds Master Ensuite
- 2 Receptions & Sunroom
- Modern Kitchen / Dining
- Downstairs WC
- White Bathroom Suite
- PVC Double Glazing / Gas
- Attached Garage

ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Composite double glazed front door, tiled floor, radiator

FURNISHED CLOAKROOM

Low flush wc, floating vanity unit, tiled floor, heated towel radiator

LOUNGE

16'1" x 13'0" (4.90m" x 3.96m")
Feature fireplace, marble and granite inset, mahogany surround, inset stove, wood laminate flooring, radiator, double glazed sliding patio doors to:

CONSERVATORY / SUNROOM

Tiled floor, two radiators, pvc double glazed double doors to garden

FAMILY ROOM

12'3" x 11'5" (3.73m" x 3.48m")
Radiator

KITCHEN / DINER

16'3" x 13'1" at widest (4.95m" x 3.99m" at widest 11'11" x 9'9" at widest (3.63m" x 2.97m" at widest)
Range of high and low level units, complimentary worktops, basin 1/2 stainless steel sink unit, built in double oven, ceramic hob, extractor fan, integrated fridge, freezer and dishwasher, partly tiled walls, tiled floor, radiator

FIRST FLOOR

LANDING

Storage cupboard, access to roofspace

BEDROOM 1

13'0" x 12'8" at widest (3.96m" x 3.86m" at widest)
Built in part mirrored sliding robes, radiator

ENSUITE

Shower cubicle, thermostatic shower, floating vanity unit, low flush wc, fully tiled walls, tiled floor, radiator

BEDROOM 2

12'3" x 9'6" (3.73m" x 2.90m")
Radiator, views towards Belfast Lough

BEDROOM 3

11'11" x 9'9" at widest (3.63m" x 2.97m" at widest)
Radiator

BEDROOM 4

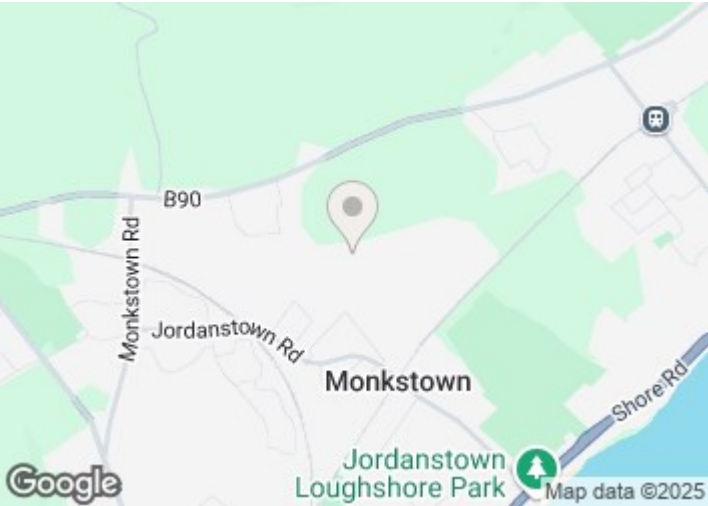
9'9" x 7'11" (2.97m" x 2.41m")
Radiator

BATHROOM

White suite comprising shower bath, Triton shower above, screen, pedestal wash hand basin, low flush wc, fully tiled walls, tiled floor, chrome heated towel radiator

OUTSIDE

Brick paved driveway for ample parking leading to an integral garage, remote control shutter door sub divided into two rooms
Room 1 12'0" x 10'6" light & power, gas boiler
Room 2 11'9" x 7'1" white high gloss high and low level units, Formica worktop, stainless steel single drainer sink unit, plumbed for washing machine, tumble dryer space, PVC double glazed back door
Garden to front in lawn with shrubs
Garden to rear in lawn with paved patio area and rubber barked play area.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	70
(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 02890833295. Your home may be repossessed if you do not keep up your repayments on your mortgage.

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