



ULSTER PROPERTY SALES

# UPS

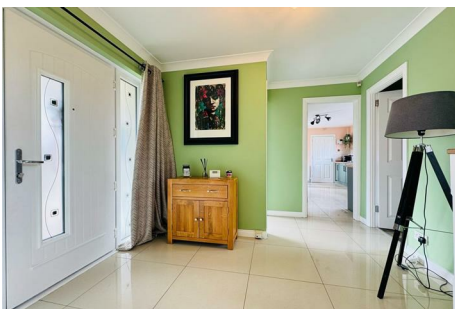
## GLENGORMLEY BRANCH

303 Antrim Road, Glengormley,  
Newtownabbey, County Antrim, BT36

028 9083 3295

glengormley@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



## 30 MOUNT PLEASANT ROAD

Jordanstown

Newtownabbey BT37

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

**Offers Over £349,950**



# 30 Mount Pleasant Road

Jordanstown, Newtownabbey, BT37 0NQ



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

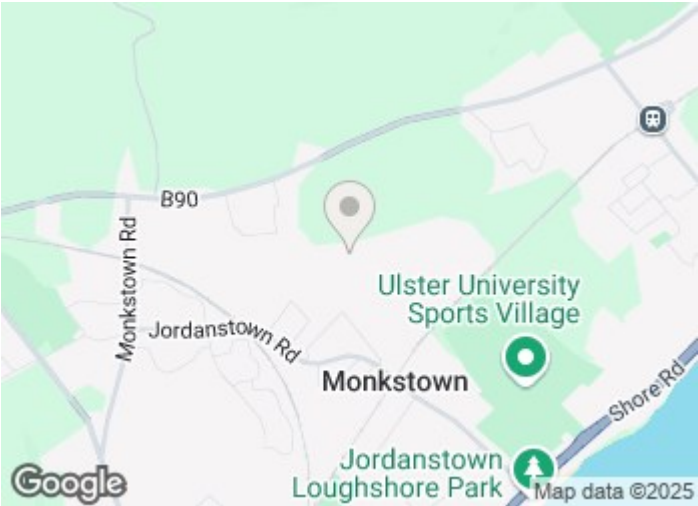
9'9" x 7'11" (2.97m" x 2.41m")  
Radiator

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.

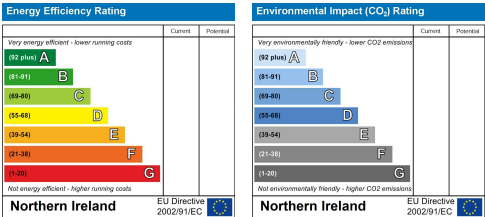


## Directions



Floor Plan

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