

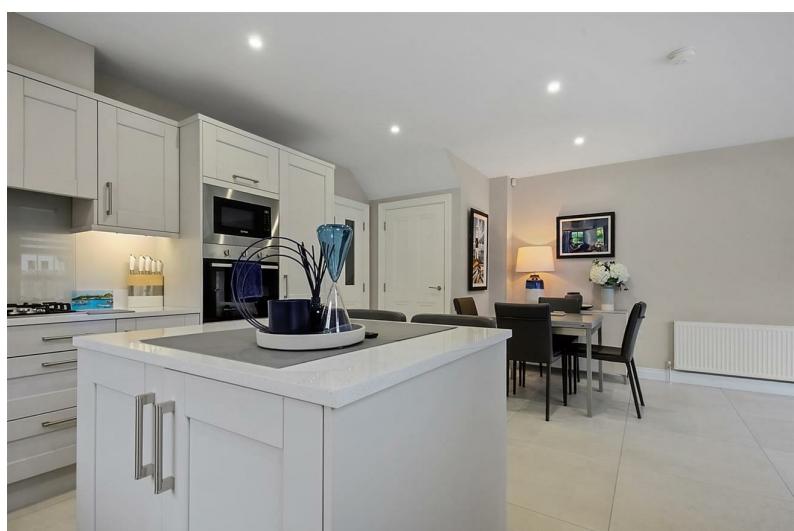


5 Oakfield Park Place, Jordanstown, BT37 0HP

- Immaculately Presented Semi Detached Home
- Sun Lounge
- Deluxe Bathroom; En Suite; Furnished Cloakroom
- Floored Roof Space
- Private Driveway; Fully Landscaped Site
- Three Bedroom; Two+ Reception
- Luxury Fitted Kitchen; Utility Store
- Gas Heating; Climote Smart Heating System
- Gas Heating; PVC Double Glazing
- Scandinavian Barbecue Hut

Offers Over £329,950

EPC Rating B





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite, panelled front door. Tiled floor. Feature height ceiling continuing throughout remainder of home. Stairwell leading to first floor. Glass panelled door leading to kitchen.

FURNISHED CLOAKROOM

Contemporary, white two piece suite comprising semi pedestal wash hand basin and WC. Splashback tiling to sink. Tiled floor.

LOUNGE 15'10" x 11'6"

Cast iron, gas stove in tiled inglenook style fireplace with granite surround and matching granite hearth. Wood laminate floor covering.

KITCHEN THROUGH DINING ROOM 19'6" x 11'5" (wps)

Luxury fitted kitchen with range of high and low level storage units with contrasting quartz effect melamine worktop. Matching island unit with breakfast bar area. Colour coded 1.5 bowl sink unit. Integrated gas hob with extractor hood over. Integrated oven, microwave, fridge freezer and dishwasher. Gas fired central heating boiler housed within matching unit. Glass splashback to hob area with upstands to walls to match worktop. Tiled floor. Open through to:

SUN LOUNGE 11'10" x 11'10"

Tiled floor. PVC double glazed door leading to rear garden.



UTILITY STORE

Range of fitted storage units with contrasting quartz effect melamine worktop. Plumbed and space for washing machine. Upstands to walls to match worktop. Climote smart heating system hub. Tiled floor.

FIRST FLOOR

LANDING

Access to shelved hot press and floored roof space via slingsby style ladder.

PRINCIPAL BEDROOM 12'3" x 11'5" (wps)

Fitted wardrobes in glass panelled, mirrored doors. Wood laminate floor covering.

DELUXE EN SUITE SHOWER ROOM

Contemporary, white three piece suite comprising fully tiled shower enclosure, floating vanity unit and WC. Thermostat controlled main shower unit with drench shower head. Illuminated mirror over sink. Chrome towel radiator. Splashback tiling to sink. Tiled floor.

BEDROOM 2 12'2" x 11'3"

Fitted wardrobes in mirror panelled sliding doors. Wood laminate floor covering.

BEDROOM 3 7'10" x 7'3"

Wood laminate floor covering. Built in shelved store.

DELUXE FAMILY BATHROOM

Contemporary, white four piece suite comprising freestanding bath, separate fully tiled shower enclosure, floating vanity unit and WC. Thermostat controlled main shower unit with drench shower head. Illuminated mirror over sink. Part tiling to walls. Fitted mirror feature wall. Chrome towel radiator. Tiled floor.

EXTERNAL

Generous sized private driveway finished in tarmac.

Outside tap.

Front garden finished in lawn, tree bark and hedgerow.

External lighting.

PVC soffits, fascia and rainwater goods.

Fully enclosed, low maintenance rear garden finished in brick pavior and decorative stone.

SCANDINAVIAN BARBEQUE HUT 11'7" x 10'5" (wps)

Timber double glazed windows and matching door. Exposed tongue and groove timber panelled ceiling, walls and floor. Central barbeque area. Fitted seating bench.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

CUSTOMER DUE DILIGENCE

As an estate agency, we are legally required to verify the identity of every vendor and purchaser involved in a property transaction. This is required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and applies to all estate agents in the United Kingdom.

These checks are carried out on our behalf by a third-party provider (Credas). A charge of £25+VAT (£30) per person applies. For example, a couple would pay £50+VAT (£60).

The fee is non-refundable. We are unable to proceed with the transaction until all checks have been completed.



Any information you provide will be used only to meet our legal obligations and will be handled in line with UK data protection law.



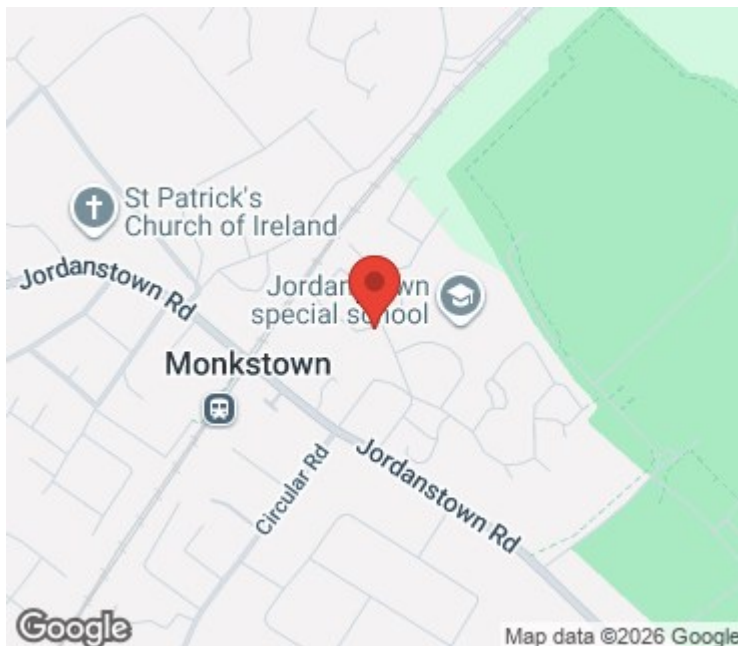
Immaculately presented, spacious, three bedroom/two+ reception, semi detached home situated within the highly sought after, recently constructed, Oakfield development, Jordantown Road, Jordantown, Newtownabbey.

The property comprises entrance hall, furnished cloakroom, lounge, kitchen through dining room, utility store, sun lounge, three well-proportioned bedrooms, to include principal en suite, and separate deluxe family bathroom, with contemporary, white, four piece suite.

Externally, the property enjoys private driveway finished in tarmac, front garden, fully enclosed, low maintenance rear garden, finished in brick pavior, and Scandinavian barbecue hut.

Other attributes include gas heating, Climote smart heating system, PVC double glazing, and floored roof space with slingsby style ladder.

Early interest highly recommended.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(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	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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