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Tim Martin
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Estate Agent of the Year
Northern Ireland 2016

CELEBRATING 30 YEARS IN BUSINESS



199 Listooder Road
Saintfield BT24 7JA

OFFERS
AROUND

£65,000

Ideally located within walking distance from Saintfield town centre, primary schools and the open countryside.

This compact first floor apartment provides an opportunity for the first time buyer or investor to acquire a home at an affordable price.

The property is fitted with double glazing and Economy 7 electric heating.

- Double Glazing
- Economy 7 Heating
- Good Parking
- Convenient To Town Centre
- Easily Maintained
- Low Outgoings

ACCOMMODATION

ENTRANCE HALL

Built in cloak cupboard; Economy 7 radiator; walk in storage cupboard; hot press; insulated copper cylinder and immersion heater.



LOUNGE 3.81m (12'6) x 3.23m (10'7)

Television aerial connection point; Economy 7 radiator

KITCHEN 4.19m (13'9) x 2.39m (7'10)

Single drainer stainless steel sink unit; range of eye and floor level cupboards and drawers; formica work tops; space for electric cooker; Economy 7 radiator.



BEDROOM 1 3.84m (12'7) x 2.69m (8'10)

Economy 7 radiator.

BATHROOM 1.98m (6'6) x 1.8m (5'11)

White suite comprising panel bath; wash hand basin; low flush wc; electric heated towel rail.



OUTSIDE

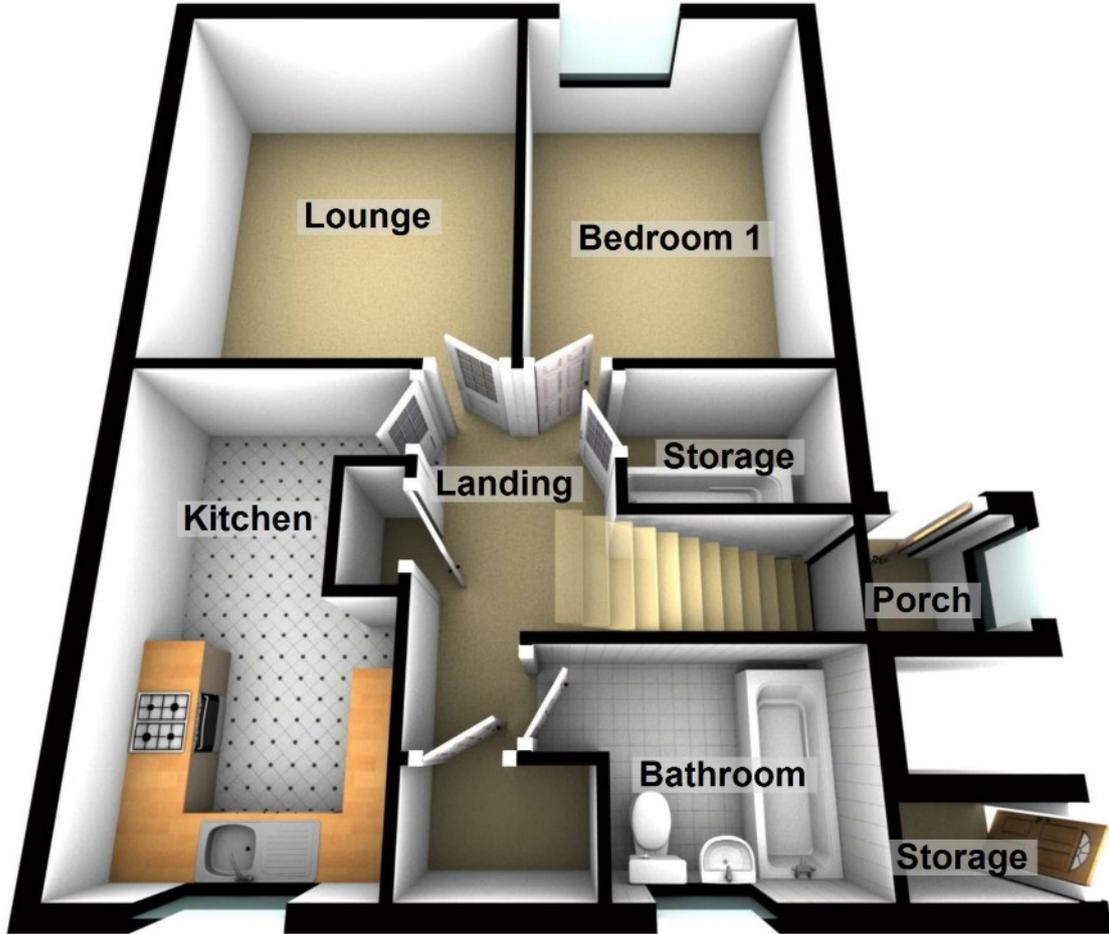
Storage shed to the rear; communal back yard; external storage area to front of property.



FLOOR PLAN

First Floor

Approx. 51.1 sq. metres (549.9 sq. feet)



CAPITAL / RATEABLE VALUE

£62,5000. Rates Payable = £529.19 per annum (approx.)

	Current	Potential
Vary energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		74
D 55-68	66	
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		



VIEWING

By Appointment with Agent



HOW MUCH IS YOUR HOUSE WORTH?

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