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Tim Martin  
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Estate Agent of the Year  
Northern Ireland 2016

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219 Listooder Road  
Saintfield BT24 7JA

OFFERS  
AROUND

£85,000

A spacious first floor apartment which has been modernised and tastefully presented.

Ideally located adjacent to The Academy Primary School and within easy walking distance of the town centre, the property boasts a modern integrated kitchen, contemporary bathroom, oil fired central heating and double glazing.

The property enjoys an open aspect to the side, has the benefit of a private landscaped rear garden and shared front garden.

- First Floor Apartment
- Modern Integrated Kitchen
- One Bedroom
- Contemporary Bathroom Suite
- Laundry Room
- Oil Fired Central Heating and Double Glazing
- Private Gardens to Rear
- Convenient to Town Centre

## ACCOMMODATION

**ENTRANCE HALL**                      Stairs to first floor.

### FIRST FLOOR / LANDING

**CLOAKROOM / STORAGE** 1.83m (6'0) x 1.02m (3'4)

**LOUNGE** 4.01m (13'2) x 3.25m (10'8)

Wood laminate floor; tv aerial connection point; open plan to:-



**KITCHEN** 4.01m (13'2) x 2.36m (7'9)

Compound single drainer sink unit with chrome mixer taps; range of white high gloss eye and floor level cupboards and drawers; formica worktops; Diplomat 4 ring ceramic hob with stainless steel extractor hood over; glass splashback; integrated Belling electric oven; wind fridge; Smeg dishwasher; space for fridge / freezer; wood laminate floor.



**BEDROOM** 3.96m (13'0) x 2.69m (8'10)

**LAUNDRY ROOM** 1.5m (4'11) x .99m (3'3)

Plumbed for washing machine.



**BATHROOM 1.96m (6'5) x 1.8m (5'11)**

White suite comprising sculptured bath with chrome mixer taps and telephone shower attachment; curved shower panel; floating vanity unit fitted with wash hand basin with chrome mono mixer tap; cupboard under; close coupled wc; ceramic tiled floor; formica clad walls; chrome heated towel radiator; pvc clad ceiling with LED lights.



**OUTSIDE** Shared enclosed garden to front laid out in lawns.

Enclosed landscaped garden to rear with flagged patio, decorative stone surround and raised timber edged flowerbeds planted with ornamental grasses. Warmflow oil fired boiler; pvc oil storage tank.

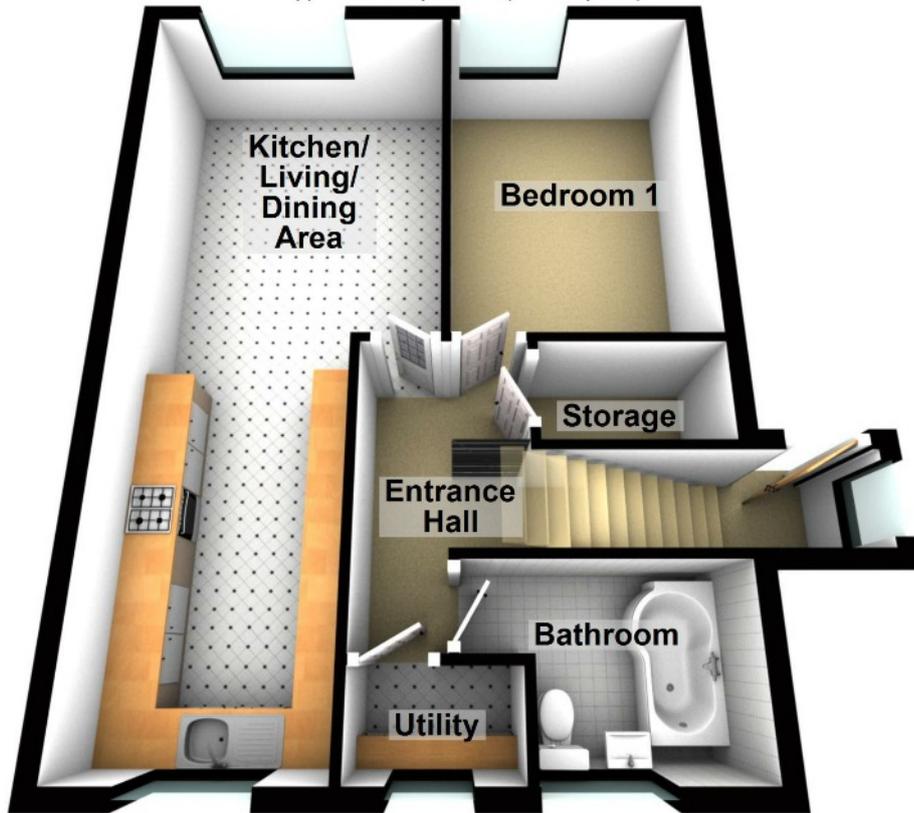


**GROUND RENT** Leasehold.

**CAPITAL / RATEABLE VALUE** £60,000. Rates Payable = £508.02 per annum (approx)

## Ground Floor

Approx. 50.1 sq. metres (538.9 sq. feet)



### VIEWING

By Appointment with Agent



### HOW MUCH IS YOUR HOUSE WORTH?

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