

Tim Martin
.co.uk



**17 Moyra Crescent
Saintfield
BT24 7AG**

**Offers Around
£279,950**

**www.timmartin.co.uk
Telephone 028 97 568300**

SUMMARY

A well presented and extended detached family home, situated in this popular residential development, close to the local village and primary and secondary schools.

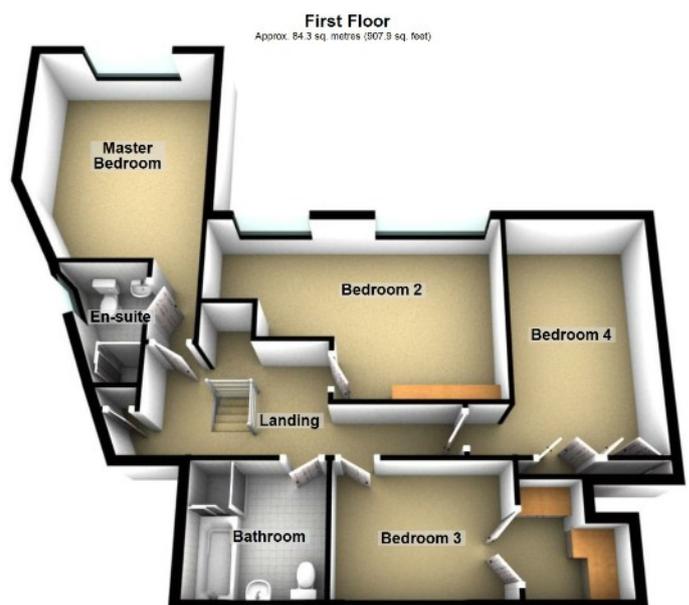
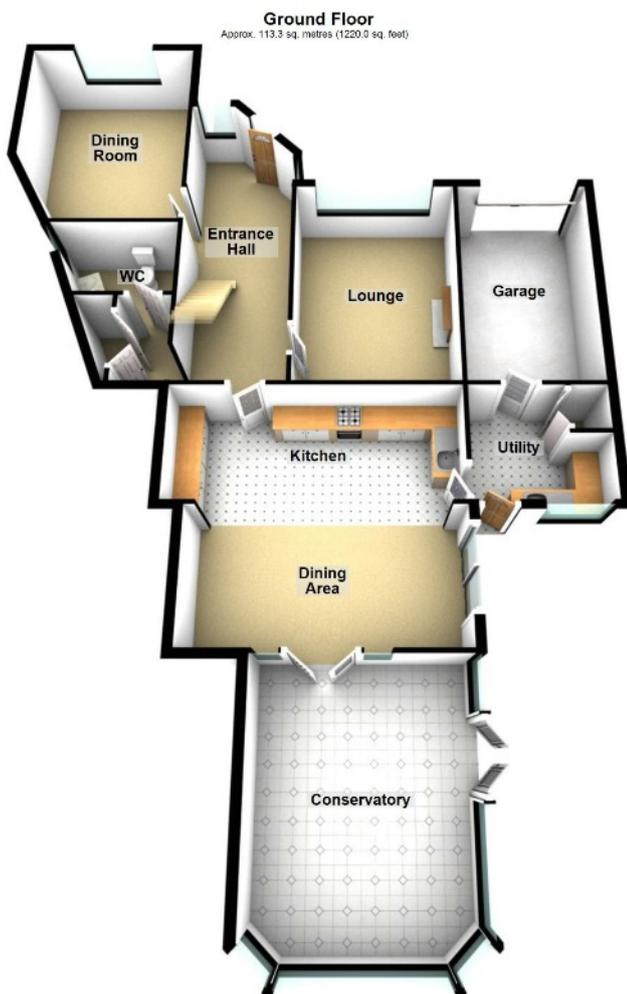
Boasting a fabulous layout to suit the growing family, the bright and spacious accommodation comprises of four excellent sized bedrooms, master bedroom en suite, 2 reception rooms, beautifully appointed open plan kitchen, living and dining area, which opens out to the spacious conservatory and from there, onto the landscaped gardens. Furthermore, the property enjoys a utility room, downstairs wc, first floor family bathroom and is fitted with oil fired central heating and uPVC double glazing.

Outside, a brick pavia driveway provides ample parking to the front and leads to the integral garage, whilst fully enclosed and spacious rear gardens with patio area, provide the ideal entertaining space.

Saintfield village boast a wealth of local amenities and renowned primary and secondary schools, whilst those looking the slower pace of life, can enjoy the beautiful surroundings of Rowallane Gardens. For those wishing to commute – Downpatrick, Belfast and Lisburn are all easily accessible.

FEATURES

- Well Presented And Extended Family Home
- Four Bedrooms – Master Bedroom Ensuite
- Two Reception Rooms
- Open Plan Kitchen, Living And Dining Area
- Spacious Conservatory
- Utility Room And Ground Floor WC
- First Floor Family Bathroom
- Oil Fired Central Heating
- uPVC Double Glazing
- Brick Pavia Driveway And Integral Garage
- Fully Enclosed Rear Gardens With Patio Area
- Perfect For Growing And Established Families



ACCOMMODATION

ENTRANCE HALL

Glazed upvc entrance door; oak wood strip floor; telephone connection point; recessed spotlights; built in cloak cupboard.



WC

2.57m (8'5) x 1.73m (5'8) Maximum Measurements
Modern white suite comprising close coupled wc; wash hand basin with mono mixer tap and vanity unit under; tiled floor and walls; extractor fan.

LOUNGE 4.72m (15'6) x 3.35m (11')

Beautiful limestone fireplace with matching hearth; gas fire; oak wood strip floor; corniced ceiling; picture rail; tv and telephone connection points.



DINING ROOM

4.72m (15'6") x 3.66m (12') Maximum Measurements
Oak wood strip floor; tv aerial connection point;
recessed spotlights.



KITCHEN/LIVING/DINING AREA

5.72m (18'9") x 5.38m (17'8") Maximum Measurements
Excellent range of oak high and low level cupboards and drawers with matching leaded glass display cupboards and open shelving; incorporating 1½ tub sink unit with mixer taps; space for electric cooker; concealed extractor fan under pull out canopy over; integrated Hotpoint dishwasher; integrated Hotpoint fridge; formica worktops; tiled splashback; part tiled floor; part oak wood strip floor; sliding patio doors to patio area; glazed upvc doors through to:-



CONSERVATORY

5.13m (16'10) x 3.94m (12'11) Maximum Measurements
Oak wood strip floor; glazed upvc doors to rear patio area/gardens.

UTILITY ROOM 2.72m (8'11) x 2.59m (8'6)

Single drainer stainless steel sink unit with mixer taps; range of low level cupboards; space and plumbed for washing machine; formica worktops; slate tiled floor; hotpress with Heatrae Sadia hot water tank; access to rear and to integral garage.



Oak open tread staircase leading to:-

FIRST FLOOR / LANDING

Access to roofspace; built in storage cupboard.



MASTER BEDROOM 4.7m (15'5) x 3.63m (11'11)
Maximum Measurements

EN SUITE SHOWER ROOM 2.21m (7'3) x 1.7m (5'7)
Maximum Measurements

Modern white suite comprising separate tiled shower cubicle with Aqualisa thermostatically controlled shower unit and wall mounted telephone shower attachment; fitted folding shower door; close coupled wc; pedestal wash hand basin with swan neck mixer taps; tiled floor and walls; recessed spotlights; extractor fan.



BEDROOM 2 5.72m (18'9) x 3.68m (12'1)
Maximum Measurements



BEDROOM 3 5.16m (16'11) x 2.72m (8'11)

Wood laminate floor; built in cupboards; recessed wash hand basin in formica surround, cupboards under.



BEDROOM 4 3.18m (10'5) x 2.49m (8'2)

Walk in wardrobe with ample shelving and hanging space.

BATHROOM 2.41m (7'11) x 2.41m (7'11)

White suite comprising panelled bath with brass taps; separate tiled shower cubicle with Triton shower unit and wall mounted telephone shower attachment; fitted etched glass shower door; pedestal wash hand basin; low flush wc; tiled floor and walls.



OUTSIDE

Brick pavia driveway to front leading to:-

INTEGRAL GARAGE 4.72m (15'6) x 2.77m (9'1)

Up and over door; light and power points; oil fired boiler.





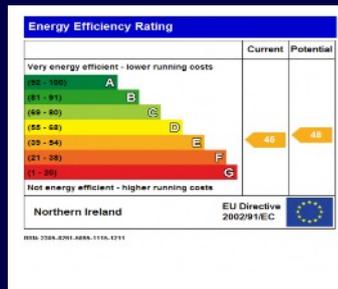
GARDENS

Well presented flower beds to the front of the property, hosting a range of shrubs and trees; fully enclosed rear gardens laid out in lawn and planted with a wonderful selection of mature trees; hedging, ornamental and flowering shrubs; spacious brick pavia patio area; vegetable beds; outside light and water tap; pvc oil storage tank.



CAPITAL / RATEABLE VALUE £210,000 = Rates Payable £1,801.38 per annum (approx.)

GROUND RENT £48.00 per annum



Comber
27 Castle Street, Comber, BT23 5DY
T 028 91 878956

Saintfield
1B Main Street, Saintfield, BT24 7AA
T 028 97 568300

Tim Martin & Company for themselves and for the vendors of this property have endeavoured to prepare these sales details as accurate and reliable as possible for the guidance of intending purchasers or lessees. These particulars are given for general guidance only and do not constitute any part of an offer or contract. The seller and us as agents, do not make any representation or give any warranty in relation to the property. We would recommend that all information contained in this brochure about the property be verified by yourself or professional advisors. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty will be given as to their condition. All measurements contained within this brochure are approximate. Please contact us prior to viewing the property. If there is any point of particular importance to you we would be pleased to provide additional information or make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.