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Estate Agent of the Year
Northern Ireland 2016

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22b Woodrow Gardens
Saintfield BT24 7WG

OFFERS
AROUND

£114,950

Beautifully presented throughout, this spacious second floor apartment is located in this popular and convenient development and within walking distance to the bustling village of Saintfield.

Perfect for the first time buyer, young couple or investor, the property is fitted with gas fired central heating, pvc double glazing and boasts spacious accommodation comprising of two excellent sized bedrooms, one en suite, beautifully appointed lounge with dining area, modern fitted kitchen and principal bathroom. Outside, the purchaser can enjoy designated parking and communal gardens.

Only a short stroll away are many local boutiques, coffee shops, restaurants and Rowallane Gardens, providing beautiful country walks. For those looking to commute, Belfast, Downpatrick and Newtownards are all easily accessible by both car and public transport.

ACCOMMODATION

COMMUNAL STAIRWELL Leading to second floor.

ENTRANCE HALL Tiled floor; access to roof space.

CLOAKROOM

LOUNGE / DINING AREA 7.14m (23'5) x 3.45m (11'4) **Maximum Measurements**

Feature electric fire; wood laminate floor; tv and telephone connection points.



KITCHEN 3.15m (10'4) x 2.62m (8'7) **Maximum Measurements**

Beautiful range of painted finish high and low level cupboards and drawers incorporating 1½ tub stainless steel sink unit with mixer taps; integrated Bosch electric under over with Bosch 4 ring gas hob; concealed extractor fan over; space for fridge freezer; space and plumbing for washing machine and tumble dryer; formica worktops; part tiled walls; tiled floor; recessed spotlights.

BEDROOM 1 4.55m (14'11) x 3.91m (12'10) **Maximum Measurements**

Glazed double doors to Juliet balcony; tv and telephone connection points.





EN SUITE SHOWER ROOM 2.01m (6'7) x 1.45m (4'9)

Modern white suite comprising separate shower cubicle with thermostatically controlled shower unit and wall mounted telephone shower attachment; fitted sliding shower doors; close coupled wc; pedestal wash hand basin; part tiled walls; tiled floor.

BEDROOM 2 3.73m (12'3) x 2.92m (9'7)

Built in storage cupboard; Logic combi gas fired boiler (fitted December 2019 ready for Phoenix gas conversion).



BATHROOM 2.24m (7'4) x 1.68m (5'6)

Modern white suite comprising panel bath with mixer tap and wall mounted telephone shower attachment; wall mounted wash hand basin with mono mixer tap and vanity unit under; close coupled wc; part tiled walls; tiled floor.

PARKING

1 designated parking space.



OUTSIDE

Outside water tap; communal gardens.

FLOOR PLAN

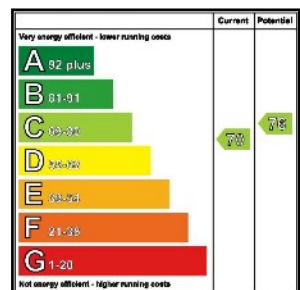


CAPITAL / RATEABLE VALUE

£90,000 = Rates payable £772.02 per annum (approx.)

MANAGEMENT CHARGE

£750.00 per annum (approx)



VIEWING

By Appointment with Agent



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