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Estate Agent of the Year
Northern Ireland 2016

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48 Carsonstown Road
Saintfield BT24 7EA

OFFERS
AROUND

£335,000

A spacious detached family residence set in gardens extending to over ½ an acre, enjoying views over the surrounding countryside.

The property includes, 3 receptions, 4 bedrooms including master en suite at ground floor level with potential for further expansion if desired. A good sized integrated kitchen, utility room and integral garage complete the picture.

Externally the decorative gravel drive provides ample parking and leads to a detached wooden garage to the rear of the residence.

The property is ideally located, a short distance from Saintfield and enjoys easy access to the city, surrounding villages, Strangford Lough and the motorway network.

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ACCOMMODATION

ENTRANCE PORCH Tiled floor.

ENTRANCE HALL Telephone connection point.

LOUNGE 5.77m (18'11) x 3.94m (12'11)

White marbled and grey granite fireplace and hearth; hardwood mantle; vaulted ceiling finished with pine tongue and groove panelling; two uplighters; door to garden room.



DINING ROOM 3.71m (12'2) x 3.23m (10'7)

Sliding patio door and side panel leading to gardens; glazed double doors to garden room.

GARDEN ROOM 3.2m (10'6) x 2.01m (6'7)

Tiled floor; sliding patio door and side panels to front gardens; high level door to attic room.



BEDROOM 1 4.17m (13'8) x 3.61m (11'10)

Double and single built in wardrobes with one mirrored door; matching next of 9 drawers and two bedside cabinets with fitted drawers.

EN SUITE SHOWER ROOM 1.93m (6'4) x 1.85m (6'1)

Cream coloured suite comprising tiled shower cubicle with Aqualisa thermostatically controlled shower; folding shower doors; vanity unit with wash hand basin in formica worktop; cupboards under; strip light and shaver socket over; close coupled wc; tiled walls.



KITCHEN 4.14m (13'7) x 3.58m (11'9)

1½ tub single drainer sink unit with mixer taps; range of dark oak eye and floor level cupboards and drawers; matching glazed display cupboards; open display shelves; integrated Hotpoint electric under oven and 4 ring ceramic hob with pull out extractor canopy over; formica worktops; enclosed cast iron stove connected to hot water system; pitched pine tongue and groove ceiling with 12 volt ceiling lighting; ceramic tiled walls and floor.

UTILITY ROOM 3.15m (10'4) x 2.29m (7'6)

Single drainer stainless steel sink unit with mixer taps; range of formica floor level cupboards and drawers; plumbed for washing machine; tiled floor; part tiled walls; hotpress with insulated copper cylinder and immersion heater; door to garage.



CIRCULAR HARDWOOD OPEN TREAD STAIRCASE TO FIRST FLOOR LANDING



BATHROOM 2.64m (8'8) x 2.03m (6'8)

Light grey suite comprising panelled bath with mixer taps; telephone shower attachment; close coupled wc; pedestal wash hand basin with mixer taps; strip light and shaver socket over; Velux ceiling window; ½ tiled walls; built in cupboard.

BEDROOM 2 3.58m (11'9) x 2.57m (8'5)
Access to eaves storage; 2 Velux ceiling windows.



BEDROOM 3 3.4m (11'2) x 2.57m (8'5)
Access to eaves storage; 2 Velux ceiling windows.

BEDROOM 4 5.61m (18'5) x 3.56m (11'8)
4 Velux ceiling windows; telephone connection point.



ROOFSPACE
Floored with light point.

ATTIC ROOM



VIEWING
By Appointment with Agent



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WOODEN GARAGE 5.89m (19'4) x 2.92m (9'7)
Roller door; concrete floor.



WOODEN GARDEN SHED

GARDENS

Spacious gardens to front and rear laid out in lawns and planted with a selection of ornamental and flowering shrubs; hexagonal paved patio overlooking rear gardens; small soft fruit garden.

NOTE: Rear field gate to lane will be permanently closed up or locked.



CAPITAL / RATEABLE VALUE £260,000 = Rates Payable £2,230.38 per annum (approx.)

FLOOR PLAN

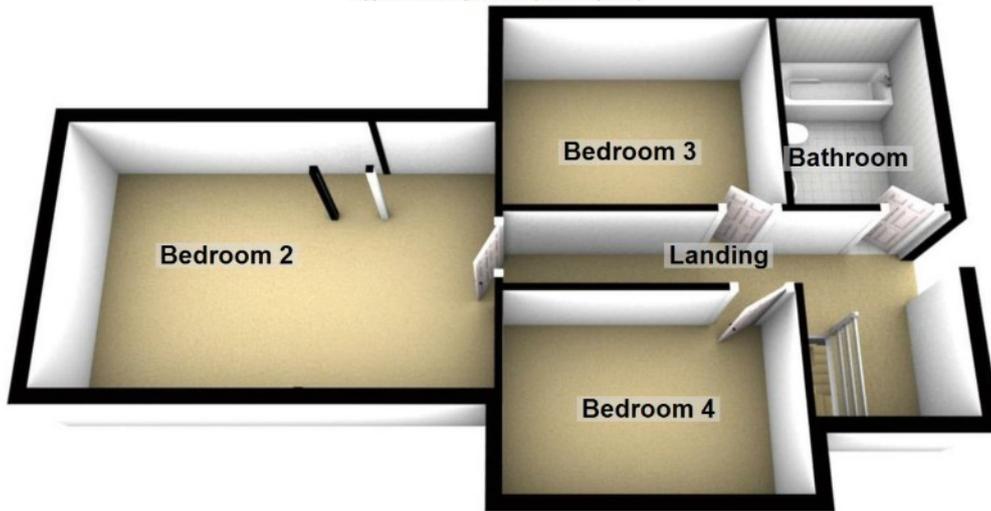
Ground Floor

Approx. 98.9 sq. metres (1064.7 sq. feet)



First Floor

Approx. 54.3 sq. metres (584.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 - 100	A		
81 - 91	B		
69 - 80	C		
55 - 68	D		
39 - 54	E	52	58
21 - 38	F		
1 - 20	G		
Not energy efficient - higher running costs			
Northern Ireland	EU Directive 2002/91/EC		
RRN: 2281-2918-1222-4422-5222			