

**Tim Martin**  
co.uk



5 The Meadows  
Saintfield  
BT24 7DN

Offers Over  
£265,000

[www.timmartin.co.uk](http://www.timmartin.co.uk)  
Telephone 028 97 568300

## SUMMARY

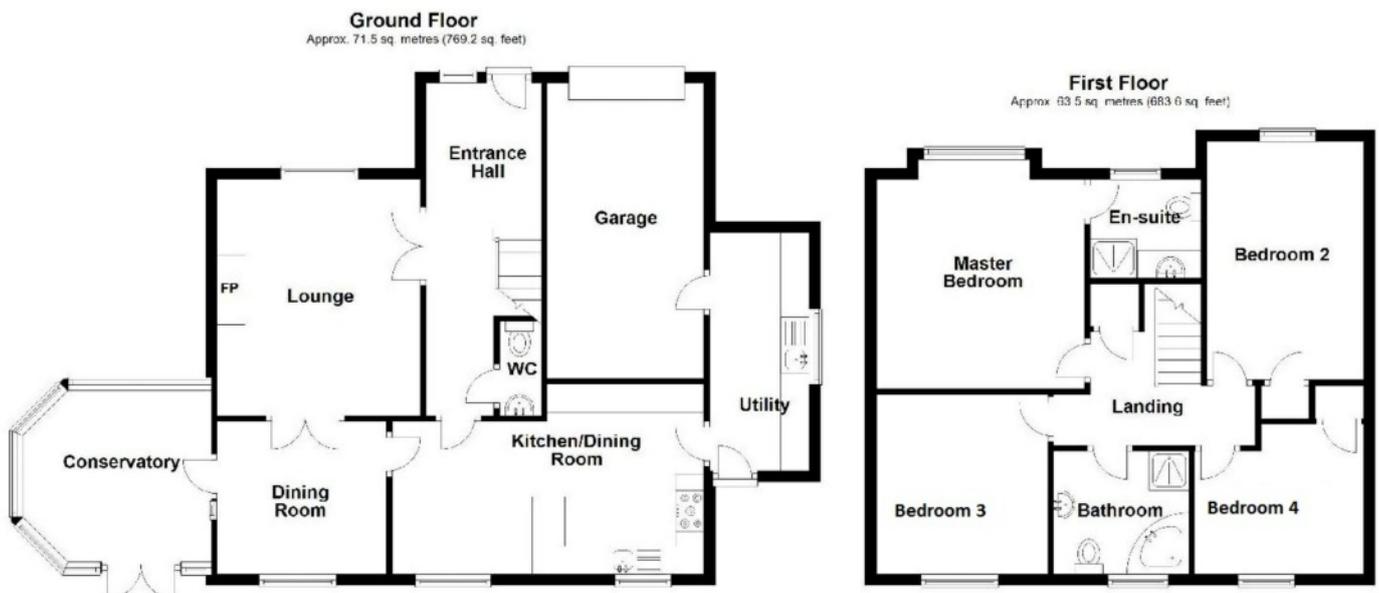
A deceptively spacious, detached family residence, situated just off the Ballynahinch Road and within walking distance of Saintfield's bustling village.

The property is ideal for the growing and established family and boasts bright and spacious accommodation throughout, whilst enjoying the benefits of oil fired central heating, double glazing and an integral garage. The ground floor enjoys two reception rooms, modern fitted kitchen with dining area, conservatory, utility room and WC, whilst the first floor boasts four excellent sized bedrooms, including the master bedroom en suite and a principle bathroom. Excellent broadband with Ultrafast full fibre available, supporting speeds up to 1 gbps. Beautifully maintained gardens are situated to the front and rear, with spacious paved patio area, providing excellent entertaining space, for all to enjoy.

Saintfield village boasts a wealth of coffee shops, local boutiques, pubs and restaurants and renowned primary and secondary schools. Rowallane Gardens is only a short stroll away, which provides beautiful country walks and seasonal events throughout the year. For the commuter, the main A7 road provides ease of access to Downpatrick, Carryduff and Belfast city centre.

### FEATURES

- Deceptively Spacious Detached Family Residence
- Four Excellent Sized Bedrooms - Master En Suite
- Two Reception Rooms & Conservatory
- Modern Fitted Kitchen With Dining Area
- Utility Room & Downstairs WC
- Principal Bathroom
- Spacious Driveway & Integral Garage
- Oil Fired Central Heating & Double Glazing
- Beautifully Maintained Gardens with Spacious Paved Patio Area



## ACCOMMODATION

### ENTRANCE HALL

PVC entrance door with matching side panel;  
telephone connection point.



### WC

Cream suite comprising low flush wc; pedestal  
wash hand basin; tiled walls; extractor fan.

### LOUNGE 4.22m (13'10) x 3.61m (11'10)

Beautiful marble and granite fireplace with  
matching hearth; mahogany fire surround; gas fire  
inset; tv aerial and satellite connection points;  
corniced ceiling; glazed double doors though to:-



**DINING ROOM** 3.02m (9'11) x 2.72m (8'11)

**CONSERVATORY** 3.35m (11'0) x 3.02m (9'11)  
**Maximum Measurements**

Tiled floor; glazed uPVC door to rear; wiring for wall lights.



**KITCHEN / DINING AREA**

**5.51m (18'1) x 2.72m (8'11)**

Excellent range of painted finish high and low level cupboards and drawers with matching display cupboards incorporating 1½ tub stainless steel sink unit with mixer tap; integrated Hotpoint electric double oven; Bosch 4 ring ceramic hob; concealed extractor fan under pull out canopy over hob; space for microwave and fridge/freezer; space and plumbing for dishwasher; formica worktops; tiled splashback; wood laminate floor.



**UTILITY ROOM 4.27m (14'0) x 1.78m (5'10)**

Single drainer stainless steel sink unit with mixer tap; range of wood laminate cupboards; wood laminate worktops; tiled floor; glazed door to rear; access to integral garage; space and plumbing for tumble dryer and washing machine.



**FIRST FLOOR / LANDING**

Access to roofspace (via Slingsby type ladder); hotpress with OSO hot water tank.

**MASTER BEDROOM 3.81m (12'6) x 3.66m (12')**

A range of built in wardrobes with cupboards over.

**EN SUITE SHOWER ROOM**

**1.8m (5'11) x 1.75m (5'9)**

Cream suite comprising separate tiled shower cubicle with Aqualisa thermostatically controlled shower unit with wall mounted telephone shower attachment; electric shaver point; low flush wc; recessed wash hand basin in formica surround; cupboards under; tiled walls.



**BEDROOM 2** 4.22m (13'10) x 2.82m (9'3)  
Built in storage cupboard.



**BEDROOM 3** 2.97m (9'9) x 2.67m (8'9)

**BATHROOM** 2.39m (7'10) x 2.16m (7'1)  
Cream coloured suite comprising corner panel bath; separate tiled shower cubicle with Niagara electric shower unit with wall mounted telephone shower attachment; low flush wc; pedestal wash hand basin; tiled walls; electric shaver point.



**BEDROOM 4** 3.18m (10'5) x 3.05m (10')  
Built in storage cupboard



**OUTSIDE**

Spacious decorative pebbled driveway providing ample car parking and leading to:-

**INTEGRAL GARAGE** 5.33m (17'6) x 2.79m (9'2)  
Up and over door; light and power points; oil fired boiler.



## GARDENS

Front garden laid out in lawn and planted with mature trees and hedging; rear gardens laid out in lawn with a spacious paved patio area; planted with mature trees and hedging; PVC oil storage tank; outside lights and water tap.

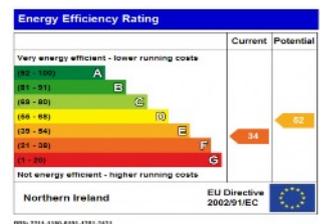


**CAPITAL / RATEABLE VALUE**    £190,000 = Rates payable £1641.79 per annum (approximately)









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(91 - 100)		
B	(81 - 90)		
C	(69 - 80)		
D	(55 - 68)		
E	(39 - 54)		
F	(21 - 38)	34	42
G	(1 - 20)		
Not energy efficient - higher running costs			

Northern Ireland    EU Directive 2002/91/EC

**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.