

Tim Martin
— .co.uk



**1b Rowallane Close
Saintfield
BT24 7PA**

**Offers Around
£350,000**

www.timmartin.co.uk
Telephone 028 97 568300

SUMMARY

An impeccably presented detached family residence, ideally located on the edge of the countryside and just yards from Rowallane Gardens.

The property built approximately 4 years to exacting standards, is luxuriously appointed to please the most discerning eye.

The property includes, two receptions, luxury kitchen/dining and garden room, four bedrooms including master en suite, deluxe principal bathroom. The accommodation is versatile with the option to use the ground floor family room as a bedroom with adjoining cloakroom if desired.

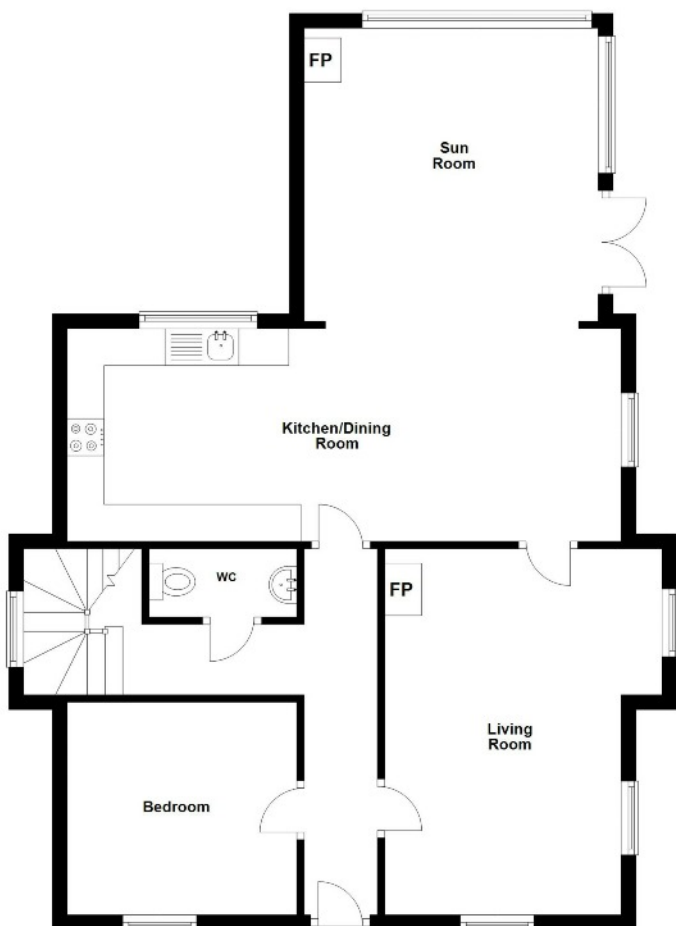
The property, is located in a secluded position within walking distance from two primary schools, public transport and pleasing rural walks.

FEATURES

- Luxurious Integrated Kitchen / Dining
- Garden Room
- 4 Bedroom - Master En Suite
- Deluxe Principal Bathroom
- 2½ Reception rooms
- Triple Glazing
- Condensed Oil Fired Central Heating
- Impeccable Décor Throughout
- Detached Garage
- Landscaped Gardens

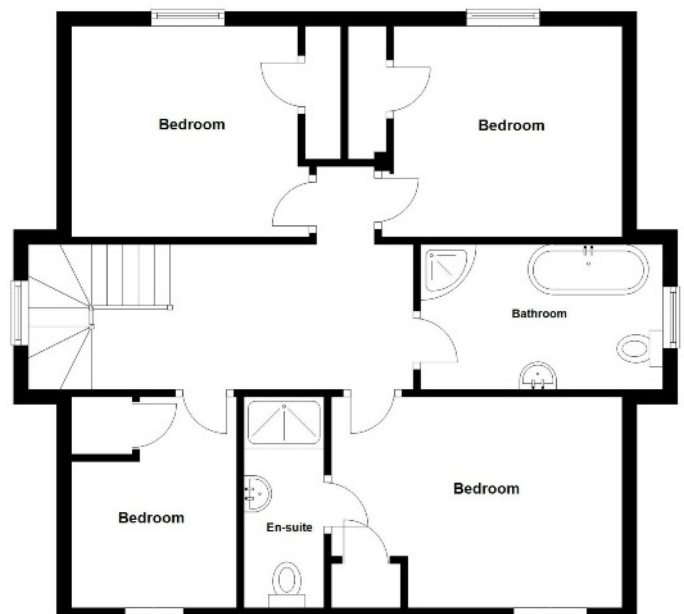
Ground Floor

Approx. 78.0 sq. metres (839.3 sq. feet)



First Floor

Approx. 61.8 sq. metres (665.2 sq. feet)



ACCOMMODATION

RECEPTION HALL

Ceramic flagged floor; LED lighting.

CLOAKROOM 2.01m (6'7) x .89m (2'11)

White suite comprising :- close coupled wc; vanity unit with fitted wash hand basin and chrome mono mixer tap, cupboards under; ceramic flagged floor; extractor fan; LED lighting.

FAMILY ROOM 3.1m (10'2) x 2.87m (9'5)

Currently used as a bedroom; tv aerial connection point.

LOUNGE 4.95m (16'3) x 3.76m (12'4)

Maximum Measurements

"ACR" enclosed wood burning stove on slate hearth; tv aerial and telephone connection points; oak tongue and groove floor.



KITCHEN / DINING AREA

7.57m (24'10) x 2.84m (9'4) Max Measurements

Franke 1½ tub recessed sinks with chrome swan neck mixer taps; extensive range of mid oak eye and floor level cupboards and drawers; matching glazed display cupboard; polished granite worktops; integrated Bosch double electric ovens; CDA microwave; Bosch 5 ring gas hob; polished granite splash back and extractor canopy over; Blomberg dishwasher and washing machine; fridge/freezer; LED lighting; ceramic flagged floor; vertical wall mounted radiator; open plan to:-



GARDEN ROOM 3.96m (13'0) x 3.91m (12'10)

ACR enclosed wood burning stove on granite hearth; electrically operated Keylite ceiling window; ceramic flagged floor; glazed double patio doors; vertical wall mounted radiator; tv aerial connection points.



**OAK FURNISHED STAIRCASE TO FIRST FLOOR
LANDING**

LED ceiling lighting.

BEDROOM 1 3m (9'10) x 2.87m (9'5)

Built in wardrobe; tv aerial connection point.



BEDROOM 2 3.1m (10'2) x 2.87m (9'5)

Built in wardrobe; tv aerial connection point.



PRINCIPAL BATHROOM

3.28m (10'9) x 1.96m (6'5)

White suite comprising :- double end bath on chrome feet; chrome centrally located mixer taps with telephone shower attachment; close coupled wc; vanity unit with wash hand basin and chrome mono mixer taps, cupboards under; illuminated mirror over; quadrant tiled shower cubicle with thermostatically controlled shower; glass sliding shower door and side panel; ceramic flagged floor and part tiled walls; LED lighting; extractor fan.



MASTER BEDROOM / EN SUITE

3.96m (13'0) x 2.87m (9'5)

Built in wardrobe; high level tv aerial and power points.



SHOWER ROOM 2.87m (9'5) x 1.07m (3'6)

White suite comprising :- tiled shower cubicle with Mira Sport electric shower; glass sliding shower door and side panel; vanity unit with wash hand basin and chrome mono mixer tap, cupboards under; close coupled wc; ceramic flagged floor; LED lighting; extractor fan; Keylite ceiling window.



BEDROOM 4 2.84m (9'4) x 2.26m (7'5)

Hotpress with Norman pressurised hot water Cylinder.



OUTSIDE

Bitmac drive to :-

DETACHED GARAGE 5.97m (19'7) x 3.96m (13')

Roller door; 1½ tub single drainer stainless steel sink unit with mixer taps; good range of eye and floor level cupboards and drawers; formica worktops; plumbed and space for washing machine and tumble dryer; Torco condensing oil fired boiler; fluorescent lights and power points.



GARDENS

Landscaped gardens to front and rear laid out in lawns and well stocked flowerbeds of Cambilia roses and herbaceous plants. The gardens are intersected with flagged patio and paths and are enclosed with vertical board fencing to provide good privacy. LED and feature lighting illuminate the gardens; enclose pvc bunded oil tank.





CAPITAL / RATEABLE VALUE

£230,000 = Rates payable £1987.43 per annum (approximately)



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.