

**Tim Martin**  
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**21a Shrewsbury Dale  
Saintfield  
BT24 7NE**

**Offers Over  
£199,950**

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## SUMMARY

Perfect for first time buyers, young couples or families, this well-presented semi-detached house, occupies a spacious site, in the ever popular and much sought after development, Shrewsbury Dale.

Beautifully maintained by its current vendors, inside and out, the accommodation comprises of a lounge with wood burning stove, modern fitted kitchen with dining area, spacious sunroom overlooking the manicured gardens, three excellent sized bedrooms and bathroom, fitted with a modern white suite. The floored roof space could be converted and used as an additional bedroom or home office (subject to planning). Outside, the driveway makes way to the large, detached garage with utility area and WC. The fully enclosed rear gardens, with garden shed, log store and green house, have been perfectly designed to maximise entertaining space, with ease of maintenance in mind.

Saintfield's bustling village is within walking distance which boasts a wealth of local boutiques, coffee shops and restaurants. The local primary and secondary schools are only a short distance away, as too is Rowallane Gardens, boasting beautiful countryside trails and seasonal events for the family. Downpatrick, Lisburn and Belfast are all within convenient commuting distance, making this the ideal location.

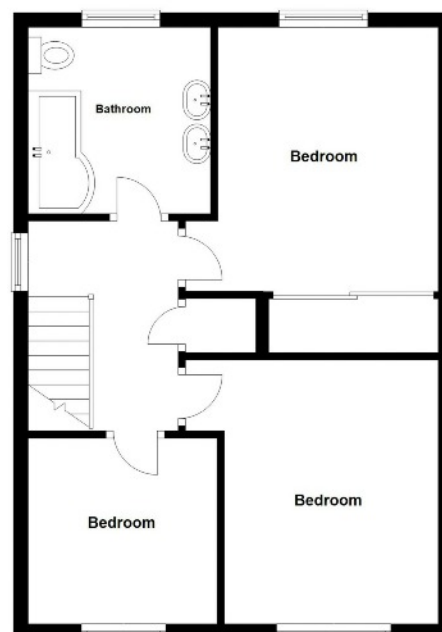
## FEATURES

- Modern Well Presented Semi Detached Home
- Spacious Lounge With Wood Burning Stove
- Modern Fitted Kitchen With Dining Area
- Large Sunroom Overlooking Rear Gardens
- Three Excellent Sized Bedrooms
- Modern Fitted Bathroom Suite
- Floored Roofspace
- Spacious Driveway Leading to Detached Garage
- Oil Fired Central Heating & Double Glazing
- Fully Enclosed Rear Gardens
- Within Walking Distance To Local Amenities And Schools

**Ground Floor**



**First Floor**

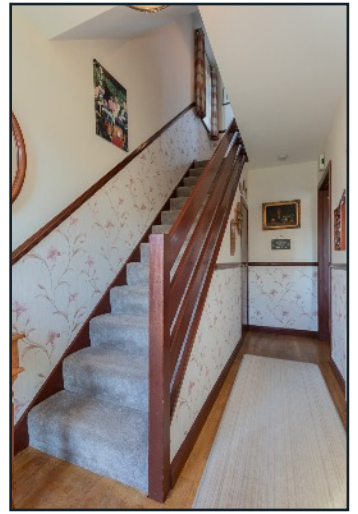
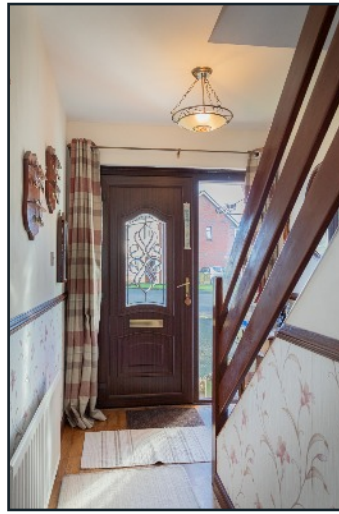




## ACCOMMODATION

### ENTRANCE HALL

Glazed PVC entrance door with matching side panel; telephone connection point; under stairs storage cupboard; Canadian oak solid wood strip floor.



### LOUNGE 4.45m (14'7) x 3.66m (12')

Beautiful red bricked inglenook style fireplace with cast iron multi fuel stove (linked to heating system); wooden mantle over; slate hearth; Canadian oak solid wood strip floor; tv aerial connection point; open archway through to:-





**KITCHEN / DINING AREA 5.56m (18'3) x 3.56m (11'8)**

Excellent range of solid oak high and low level cupboards and drawers with matching glazed display cupboards and open shelving; incorporating 'Franke' 1½ tub stainless steel sink unit with mixer taps; 'Belling' electric range cooker with 5 ring ceramic hob and hot plate; concealed extractor fan and light over; space for fridge/freezer; integrated 'Baumatic' dishwasher; granite worktops; tiled splashback; under cupboard lighting; Canadian oak solid wood strip floor; painted tongue and groove ceiling with recessed spotlights; tv aerial connection point; glazed door through to:-



**SUN ROOM 4.85m (15'11) x 2.77m (9'1)**

Canadian oak solid wood strip floor; recessed spotlights; wiring for wall lights; glazed PVC door to side; tv aerial connection point.





## FIRST FLOOR / LANDING

Access to floored roofspace (via 'Slingsby' type ladder); hotpress with lagged copper cylinder.

## BEDROOM 1 2.51m (8'3) x 2.51m (8'3)

Solid wood strip floor.



## BEDROOM 2 3.61m (11'10) x 2.9m (9'6)

Excellent range of built in bedroom furniture; sold wood strip floor; telephone connection point; tv aerial connection point.



## BEDROOM 3 4.42m (14'6) x 3.05m (10')

### Maximum Measurements

Built in sliding robes with mirrored doors; solid wood strip floor; tv aerial connection point.





**BATHROOM 2.49m (8'2) x 2.36m (7'9)**

Modern white suite comprising, curved panel bath with mono mixer tap; 'Aqualisa' thermostatically controlled shower unit with wall mounted telephone shower attachment; curved glass shower screen; 'His and Hers' wash hand basin with mono mixer tap and vanity unit under; built in mirror with recessed spot lights over; close coupled wc; tiled walls and floor; towel radiator; pine tongue and groove ceiling with recessed spot lights; extractor fan.

**OUTSIDE**

Spacious driveway leading to:-

**DETACHED GARAGE 8.79m (28'10) x 3.43m (11'3)**

Electric roller shutter door; ample light and power points; 1½ tub stainless steel sink unit with hot and cold taps; cupboards under; space and plumbing for washing machine; glazed PVC door to side; 'Grant' condensing oil fired boiler; low flush wc.





## GARDENS

Front gardens laid out in lawn; flowerbeds with a range of shrubs; fully enclosed rear gardens laid out lawn; planted with a fantastic array of ornamental and flowering shrubs providing colour all year round; views over the surrounding countryside; feature fish pond; crazy paved patio area; separate spacious 'Tobarmore' paved patio area; outside lights and water tap; greenhouse (10'1 x 7'4); garden shed (11'8 x 3'6); log store; bird/budgie aviary; PVC oil storage tank; bin storage area.







**CAPITAL / RATEABLE VALUE**    £130,000 = Rates Payable £1123.33 per annum (approximately)

**GROUND RENT**                                £30.00 per annum (approximately)



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