

# Bill McKelvey

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Estate Agent  
Auctioneer  
Property Consultant

## FOR SALE

### 1 Wicket Mews Saintfield



An attractive end of terrace house in this popular development located just off the main street with its array of shops and restaurants. Saintfield has an excellent bus service to schools in Belfast and Lisburn and the motorway network is within commuting distance.

**3 Bedrooms, 1 with en suite**  
**Kitchen with dining area**  
**South west facing rear garden**  
**Oil fired central heating**  
**Double glazed wooden sash windows**

## T: 028 9751 9996



## **ACCOMMODATION**

### **Entrance hall**

Wood effect laminate flooring.

Storage cupboards.

Stairs to first floor.

### **Lounge**

15'1 x 14'6 / 4.6 x 4.5m

Wood effect laminate flooring.

Feature fireplace with open fire and wooden surround.

TV aerial and telephone points.

Recessed ceiling spot lights.



### **Kitchen**

8'7 x 14'6 / 2.7 x 4.5m

Range of cream shaker style units with under lighting and integral appliances including; fridge freezer, dishwasher,

Gorenje stainless steel oven and microwave, ceramic hob with stainless steel and glass extractor hood over.

Plumbed for washing machine.

Stainless steel single drainer sink unit with mixer tap.

Tiled floor.

Walls part tiled.

Recessed ceiling spot lights.

Open plan to:



### **Sun room**

9'7 x 8'5 / 3 x 2.6m

Windows and patio door to rear garden.

Recessed ceiling spot lights.

Tiled floor.



### **Cloak room**

WC and wash hand basin with mixer tap and towel rail.

Extractor fan.

Tiled floor.

Recessed ceiling spot lights.



### **First floor**

Walk in hot-press with insulated tank.

Access to loft.

### **Bathroom**

8'9 x 5'3 / 2.7 x 1.6m

Shower bath with mixer tap, shower over and curved screen.

Wash hand basin with mixer tap.

WC.

Stainless steel heated towel rail.

Tiled floor.

Walls part tiled and part PVC cladding.

Extractor fan.



### **Bedroom 1**

10'1 x 12'2 / 3.1 x 3.7m

Recessed ceiling spot lights.

### **En suite**

Corner shower cubicle.

Wash hand basin with mixer tap.

Heated towel rail.

Tiled floor and walls part tiled.

Extractor fan.



### **Bedroom 2**

9'9 x 10'7 / 3 x 3.3m

### **Bedroom 3**

8'2 x 8'2 / 2.5 x 2.5m

### **Exterior**

Rear garden laid out in lawn with paved patio area and gate to the side.

PVC oil tank.

Central heating boiler.

Outside tap.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Price:** Offers in the region of £185,000.

**Rateable Capital:** £125,000.00 (From lpsni.gov.uk) Rates payable per annum: Approximately £1,270.

**Tenure:** Believed to be Freehold.

**Management Fees:** £67.20 per quarter for maintenance of communal areas.

**Viewing:** Strictly by appointment with agent.

**Directions:** Coming into Saintfield on the A7 from Belfast at the crossroads turn right onto Main Street. At the roundabout take Lisburn Road and then turn right into Mill Road. At the end of the street go straight ahead into Wicket Mews and the house is on the right.

(Please note that we have not tested the services or systems in this property. Buyers should make / commission their own inspections if they feel it is necessary).