

simon**BRIEN**
RESIDENTIAL

9 Hollymount Hall
Saintfield, BT24 7FU



Offers Over £275,000

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KEY FEATURES

- Fantastically Presented Three Bedroom Semi Detached Located within Walking Distance to Saintfield Town Centre.
- Constructed Circa 2019 Spanning Approximately 1400 Square Feet.
- Conveniently Located Close to Saintfield Town Centre with Many Local Amenities and Shops.
- Excellent Transport Links to Belfast City Centre, Carryduff and Downpatrick.
- Close to Excellent Local Schools and Within Walking Distance to Rowallane National Trust Park.
- Three Well Appointed Bedrooms, Main Bedroom with En-Suite Shower Room.
- Downstairs WC.
- Separate Living Room with Granite Fireplace and Cornice Ceiling.
- Open Plan Kitchen Diner leading to Sun Room.
- Bespoke Fitted Kitchen with Quartz Worktops, Upstands and Breakfast Island.
- Sun Room with Sliding Door to Rear Garden.
- Roofspace Accessed via Slingsby Ladder with Additional Storage Potential.
- Enclosed Private Rear Garden with Southerly Aspect.
- Enclosed Bin Storage and Tarmac Driveway with Private off Street Parking for Two Cars.
- Oil Fired Central Heating.
- UPVC Double Glazing Throughout.
- Fantastic 85/B Energy Rating.
- Ideally Suited to the First Time Buyer, Young Professional and Young Family Alike.
- Early Viewing Highly Recommended.

DESCRIPTION

We are delighted to bring to the market this fantastically well appointed three-bedroom semi-detached property located within walking distance to Saintfield town centre. Constructed in 2019, the property offers low maintenance living and also provides an excellent energy efficiency rating of 85/B. The location offers ease of access for the city commuter and is within striking distance of a range of local amenities including many popular shops, eateries and boutiques.

In short the property comprises of: reception hall, downstairs WC, separate living room, open plan kitchen living dining area open to sun room, three well-appointed bedrooms, main bedroom with en-suite shower room, separate family bathroom with white suite and excellent additional storage throughout.

The property further benefits from UPVC double glazing, oil fired central heating, an enclosed private rear garden with southerly aspect and a tarmac driveway with private off street parking for two cars.

With nothing left to do but simply move in and providing generously proportioned rooms throughout, this property ticks a lot of boxes for the prospective buyer. Early internal inspection is highly recommended to appreciate all this property has to offer.

ACCOMMODATION

ENTRANCE

RECEPTION HALL:

uPVC composite front door with glass top light into reception hall with porcelain tile floor and generous under stairs storage cupboard.



GROUND FLOOR

DOWNSTAIRS WC:

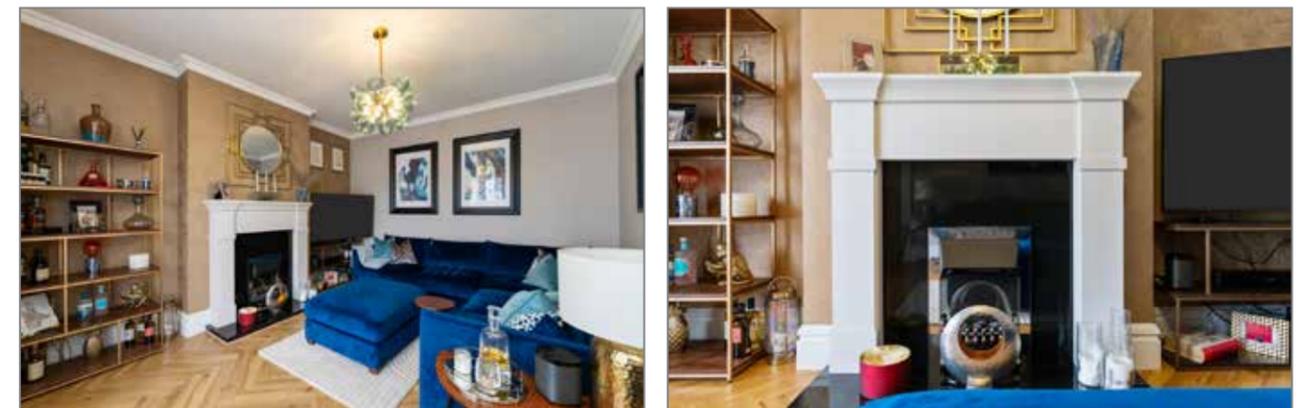
White suite comprising, low flush WC with push button, pedestal wash hand basin with matte black mixer taps and built in vanity unit with quartz stone worktop, wooden pannelled walls, extractor fan, access to electric meter and tiled floor.



LIVING ROOM:

14' 7" x 11' 7" (4.44m x 3.53m)

Outlook to front, 'Chevron' effect wooden flooring, electric fire with granite inset and granite surround, cornice ceiling.





**KITCHEN/LIVING/DINING AREA:
24' 0" x 19' 0" (7.32m x 5.79m)**

Bespoke fully fitted kitchen, range of high and low level units, quartz stone worktops, stainless steel single drainer sink with side drainer and chrome mixer tap. Built in fridge freezer, 4 ring ceramic hob with quartz stone splashback, built in oven and grill, stainless steel extractor fan. Built in dishwasher, breakfast island with quartz stone worktops and space for seating, power supply and storage. Tiled floor, ample space for casual dining, uPVC double glazed sliding door to rear garden.



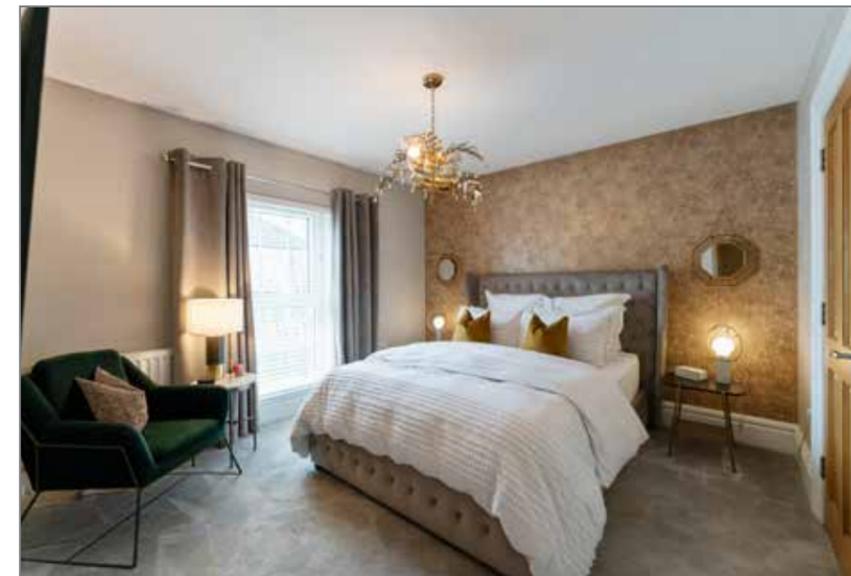
FIRST FLOOR

LANDING:

Access to partly floored roofspace with light. Built in hotpress with access to pressurized water cylinder.

FAMILY BATHROOM:

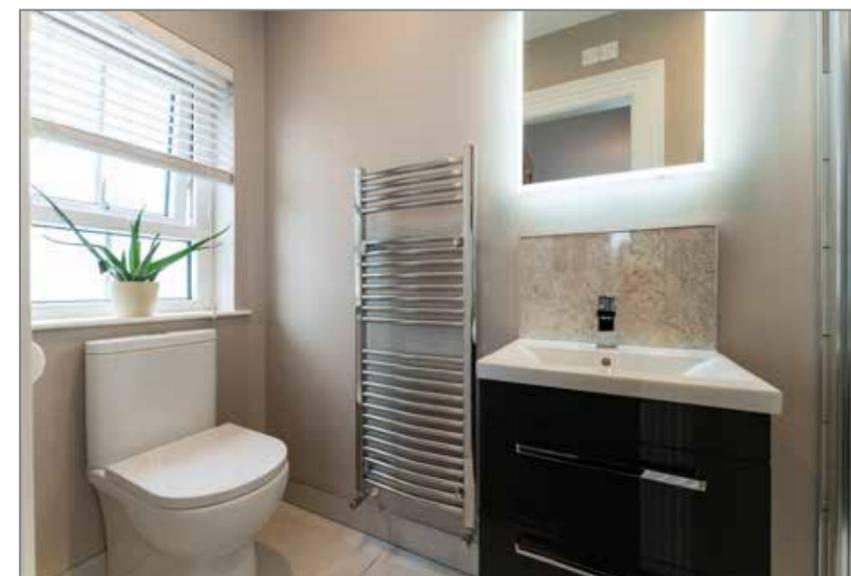
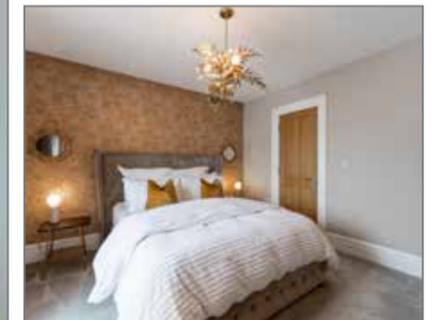
White suite comprising, low flush WC with push button, floating wash hand basin with mixer tap, part tiled walls, tiled floor, free standing bath with chrome mixer taps, telephone attachment. Low volt recessed spotlighting, extractor fan, corner shower with sliding glass door, fully tiled shower cubicle with thermostatic control and telephone attachment.



BEDROOM (1):

11' 6" x 11' 5" (3.51m x 3.48m)

Outlook to front.



ENSUITE SHOWER ROOM:

White suite comprising, low flush WC with push button, floating wash hand basin with mixer taps, tile splashback with built in vanity unit. Chrome heated towel radiator, tiled floor, fully tiled shower enclosure with chrome thermostatic control and telephone attachment, low voltage recessed spotlighting and extractor fan.

BEDROOM (2):
11' 0" x 10' 0" (3.35m x 3.05m)
 Outlook to rear.



BEDROOM (3):
13' 0" x 9' 6" (3.96m x 2.9m)
 Outlook to rear.



OUTSIDE

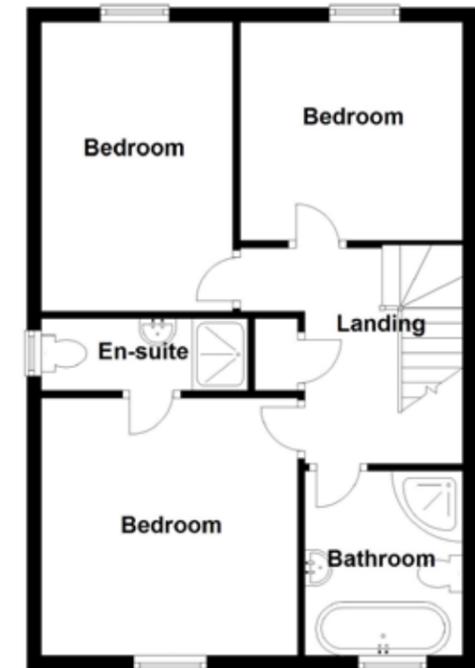
Enclosed front garden laid in pebbles with patio walkway. Tarmac driveway with off street parking for two cars, outside tap.
 Rear- Mature private outlook across countryside, South Easterly aspect. Lawns partly patio with outdoor entertaining area, access gate to side with bin storage, access to oil tank and oil boiler.
 Part patio, part laid in lawns.



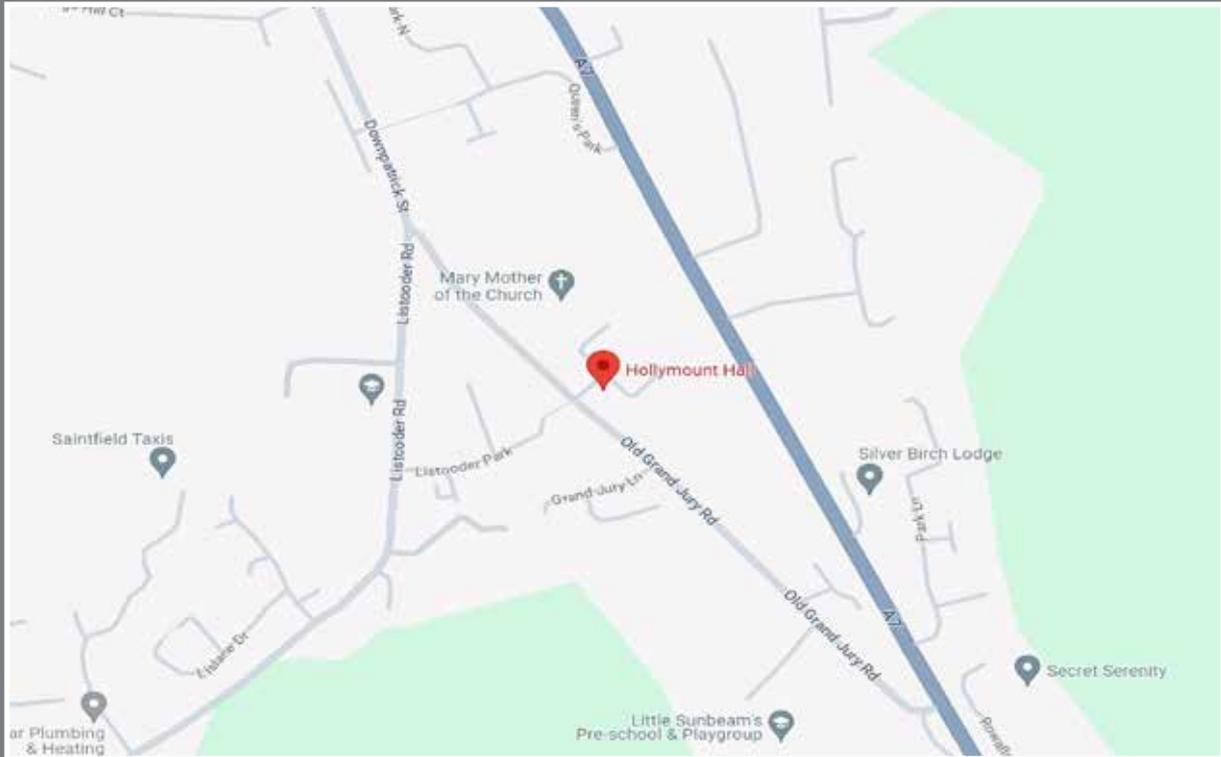
Ground Floor



First Floor



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



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