

simon**BRIEN**
RESIDENTIAL

26 Todds Hill Park,
Saintfield, BT24 7FB



Offers Over £215,000

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Well Presented Three Bedroom Three Storey End Townhouse in a Quiet Cul-De-Sac
- 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 Luxurious En-Suite Shower Room
- Ground Floor with Access to an Integral Garage with Built in Worktops and Plumbing for Washing Machine / Tumble Dryer
- Entrance Hallway with Composite PVC front door and Office Area
- Living Room with Square Bay Window and Wood Burning Stove
- Open Plan Kitchen Diner with Range of Built in Appliances and Ample Space for Casual Dining
- First Floor WC with Modern White Suite
- Separate Family Bathroom with Modern White Suite
- Excellent Additional Built in Storage Throughout
- Roofspace Access via Slingsby Ladder
- Enclosed Private Rear Garden with Southerly Aspect and Access Gate to Side
- Front Garden and Patio Driveway with Ample off Street Parking
- Oil Fired Central Heating
- UPVC Double Glazing Throughout
- Ideally Suited to the First Time Buyer, Young Professional, Upsizer and Young Family Alike
- Early Viewing Highly Recommended

ACCOMMODATION

ENTRANCE

RECEPTION HALL:

Composite front door with frosted glass into reception hall with tiled floor, generous under stairs storage and cloaks area.



DESCRIPTION

We are delighted to bring to the market this fantastically proportioned three-bedroom three story end townhouse located within a two minute walk of Saintfield town centre. 26 Todds Hill Park presents a fantastic opportunity to purchase a low maintenance townhouse in a prime location with versatile internal accommodation. The location offers ease of access for the city commuter and is within walking distance of a range of local amenities including many popular parks, shops and boutiques.

In short the property comprises of: reception hall with office space, integral garage with utility area, first floor WC, living room with square bay window and wood burning stove and an open plan kitchen diner with access to the rear garden. To the second floor there are three well-appointed bedrooms, main bedroom with luxurious en-suite shower room and a separate family bathroom with modern white suite.

The property further benefits from oil fired central heating, UPVC double glazing throughout, access to an integral garage with roller shutter, an enclosed private rear garden with southerly aspect and a front garden with a patioed driveway providing private off-street parking for up to 3 cars.

With generously proportioned rooms, bright accommodation throughout, close proximity to Belfast City Centre, Downpatrick and Carryduff as well as main arterial transport links, 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.

FIRST FLOOR

KITCHEN/DINER:

18' 8" x 10' 0" (5.69m x 3.05m)

Bespoke fitted kitchen, range of high and low level units, laminate effect work tops, stainless steel single drainer sink with chrome mixer tap, built in five ring stainless steel gas hob with extractor fan and oven and grill. Built in 50/50 fridge freezer, additional built in larder storage, built in dishwasher, tiled floor, ample space for casual dining, low voltage recessed spotlighting, uPVC double glazed French doors to rear.



WC:

White suite comprising, low flush WC with push button, floating wash hand basin with chrome mixer tap and tile splashback, tiled floor, low voltage recessed spotlighting, extractor fan.

LOUNGE:

19' 2" x 11' 6" (5.84m x 3.51m)

Outlook to front, laminate effect wooden flooring, low voltage recessed spotlighting, cast iron wood burning stove with slate hearth and inset.



BEDROOM (1):

14' 7" x 11' 6" (4.44m x 3.51m)

Outlook to front.



ENSUITE BATHROOM:

White suite comprising, low flush WC with push button, pedestal wash hand basin with chrome mixer tap, corner shower with glass bi folding door, electric shower with telephone attachment, fully tiled walls, tiled floor, heated towel rail, low voltage recessed spotlighting and extractor fan.



SECOND FLOOR

LANDING:

Access hatch to roofspace via ladder, built in hotpress with access to insulated copper cylinder and built in shelving.

FAMILY

BATHROOM:

White suite comprising, low flush WC with push button, pedestal wash hand basin with chrome mixer tap, panelled bath with chrome mixer tap and telephone attachment. Partly tiled walls, tiled floor, frosted glass window, low voltage recessed spotlighting and extractor fan.



BEDROOM (2):

11' 6" x 9' 2" (3.51m x 2.79m)

Outlook to rear.





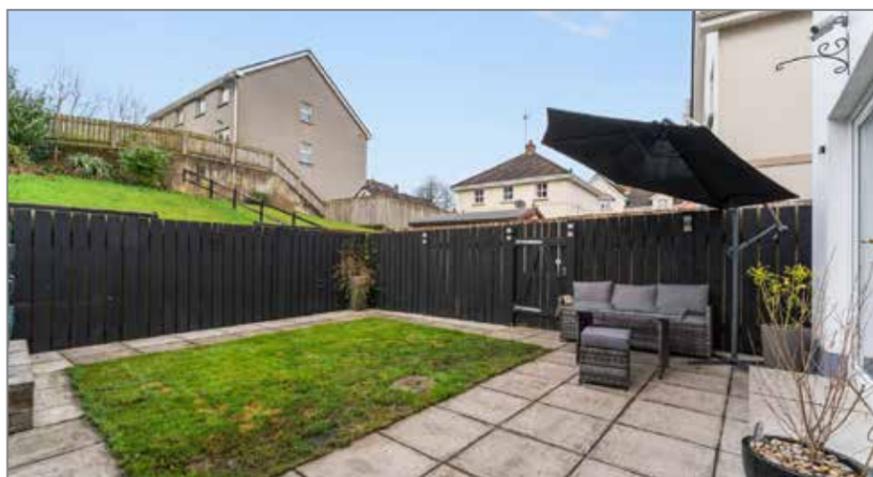
BEDROOM (3):
11' 6" x 8' 9" (3.51m x 2.67m)

Outlook to rear.

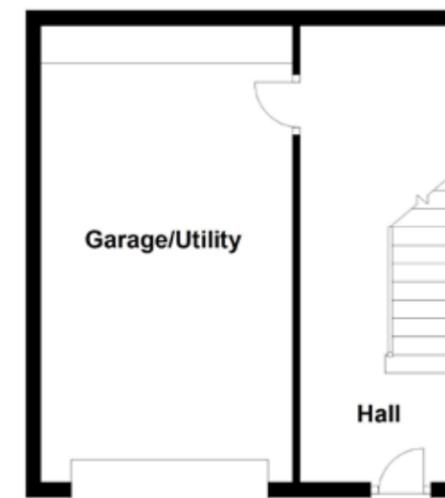
OUTSIDE

Front - Enclosed front garden laid in lawn, patio driveway, off street parking for several cars. Access to integral garage.

Rear - Enclosed private rear garden, part patio, part laid in lawn, access to oil tank and boiler, outside tap and light, access gate to side.



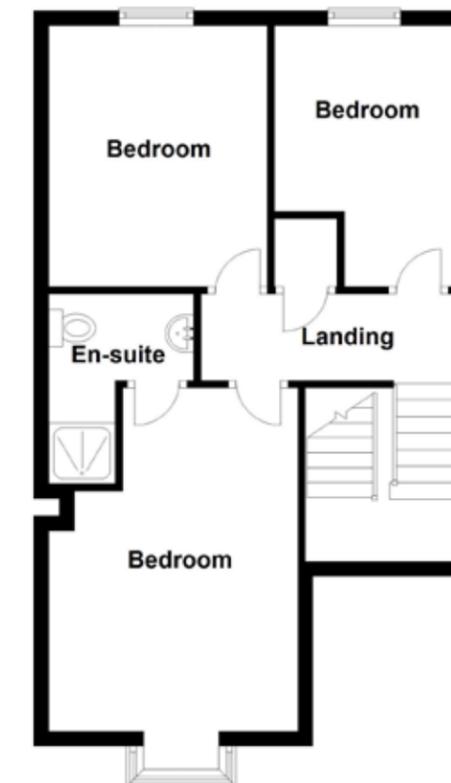
Ground Floor



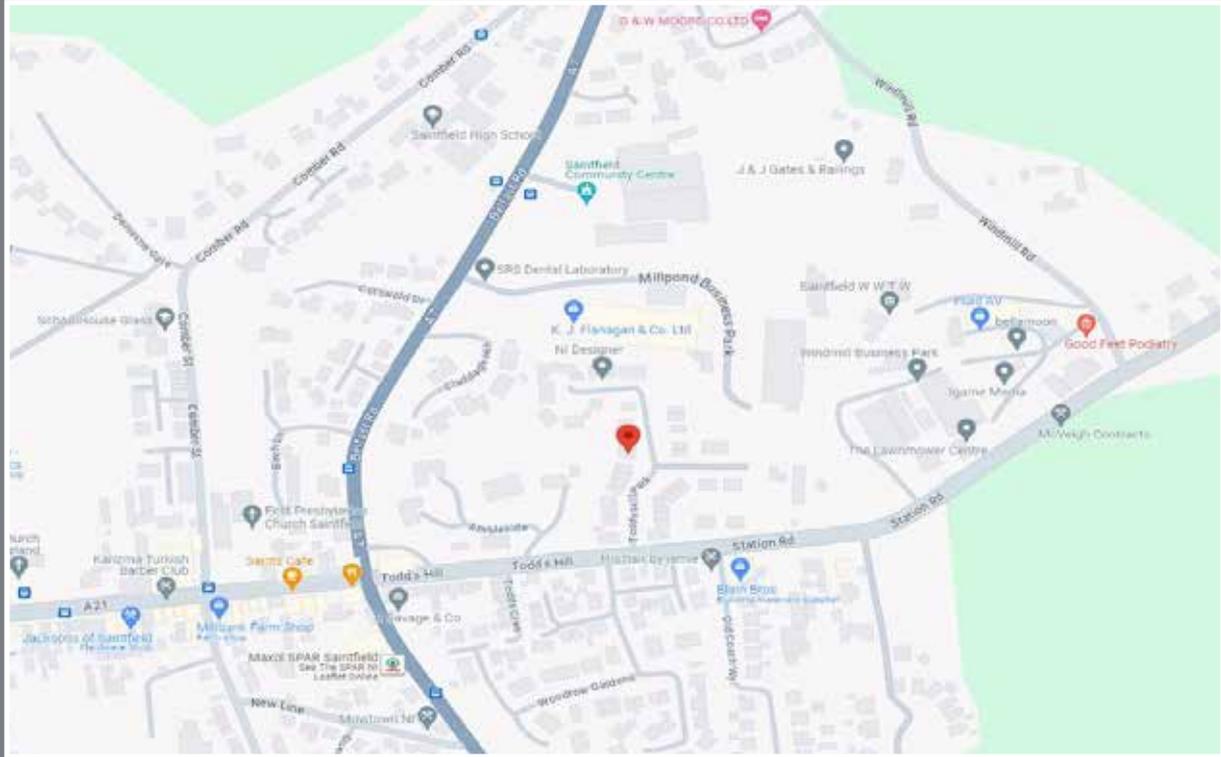
First Floor



Second 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.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com

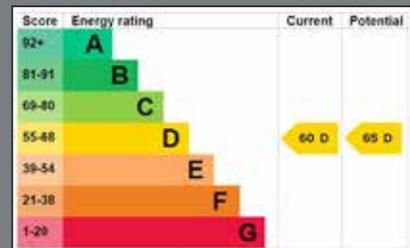


Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: RMcK/B/24/SD



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