



- A Most Impressive And Exceptionally Well Presented Townhouse Property Occupying A Prime Setting Within This Highly Desirable Location Close To Saintfield Village Centre
- Spacious And Adaptable Family Accommodation Extending To 1637 Square Feet To Include Garage
- First Floor Lounge And Dining Area With Oak Laminated Timber Floor
- Kitchen And Utility Room
- Family Room With Patio Doors To South Facing Rear Garden (Optional Fourth Bedroom Or Home Office)
- Optional Three Or Four Bedroom Layout (One With Shower Room En Suite)
- Shower Room On Ground Floor And Luxury Bathroom To Second Floor
- Enclosed Rear Garden With South Westerly Aspect

PRICE: OFFERS IN THE REGION OF £219,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING tbc

REF:DL200324HG

- Integral Garage With Remote Control Up And Over Door
- Gas Fired Central Heating System
- PVC Double Glazed Windows And External Doors
- A spacious and beautifully presented family home perfectly situated close to the village centre with its many shops, cafes, restaurants and excellent schools for all ages, early viewing is highly recommended

ACCOMMODATION:

Measurements are approximate.

ENTRANCE HALL: Built in cloaks storage cupboard under stairs. Oak laminated timber floor.

FAMILY ROOM or BEDROOM (4): 3.57m (11'9") x 3.27m (10'9")
PVC double glazed double doors leading to rear garden. Oak laminated timber floor.

SHOWER ROOM: Tiled shower cubicle with thermostatic shower. Pedestal wash hand basin with mono style mixer tap. Tiled splash back. Close couple low flush wc.

FIRST FLOOR:

SPACIOUS LOUNGE / DINING AREA:

6.35m (20'10") x 5.41m (17'9")

Measurement taken to widest points. Oak laminated timber floor.

KITCHEN: 3.30m (10'10") x 2.80m (9'2")

Range of high and low level units. Round edge work surfaces. Bowl and a half single drainer stainless steel sink unit. Mixer tap. Bosch integrated oven and gas hob. Extractor canopy. Integrated dishwasher. Part tiled walls.

UTILITY ROOM: 3.10m (10'2") x 2.04m (6'8")

Inset single drainer stainless steel sink unit. Mixer tap. Plumbed for washing machine. Built in units. Part tiled walls.



SECOND FLOOR:

BEDROOM (1): 4.55m (14'11") x 3.40m (11'2")

Measurement to include range of built in robes and drawer unit. Feature large arched window with south westerly outlook.



SHOWER ROOM ENSUITE: Large shower cubicle with thermostatic shower. Pedestal wash hand basin. Monostyle mixer tap. Tiled splashback. Close couple low flush wc.



BEDROOM (2): 3.37m (11'1") x 3.30m (10'10")

Oak laminated timber floor.

BEDROOM (3): 2.61m (8'7") x 1.95m (6'5")

Feature velux roof and wall window.

LUXURY BATHROOM WITH WHITE SUITE: Corner bath with mixer tap. Vanity unit with wash hand basin and monostyle mixer tap. Close couple low flush wc. Chrome finish heated towel rail. Part tiled walls. Tiled floor. Large velux window. Separate airing cupboard on landing.



OUTSIDE: Brick set car parking area to front and lawn with shrubs. Enclosed and south westerly facing garden laid in lawn. Timber deck area.

INTEGRATED GARAGE: 5.45m (17'11") x 3.16m (10'4")

Remote control up and over door. Gas fired boiler. Light and power.

TENURE: We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE: For period April 2023 to March 2024 £1432.67

SERVICE CHARGE: A service charge of £68 per month (at present) is payable to cover building insurance, cutting front lawns, cleaning and maintenance to communal areas, we recommend the purchaser and their solicitor confirm the cost and inclusions.



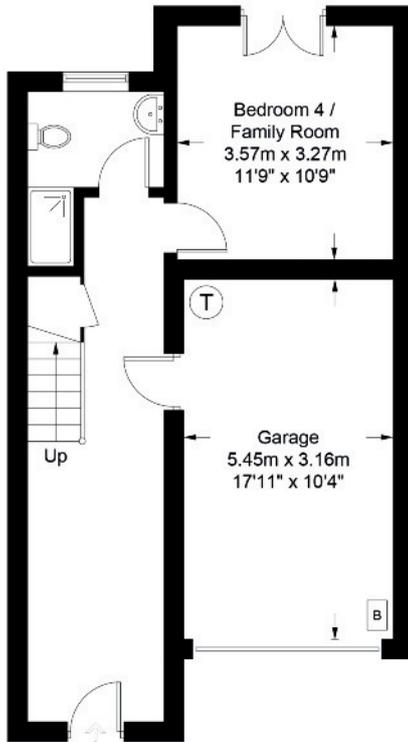
DIRECTIONS: From Saintfield Main Street proceed into Todds Hill then turn right into Station Mews and then into Woodrow Gardens, number 46 is straight ahead

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.

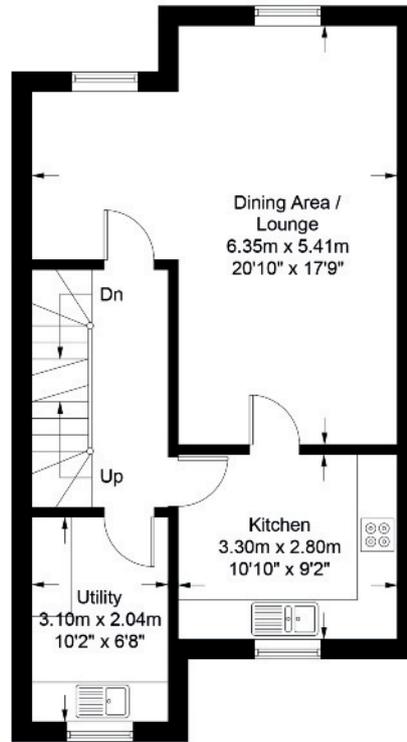


46 Woodrow Gardens

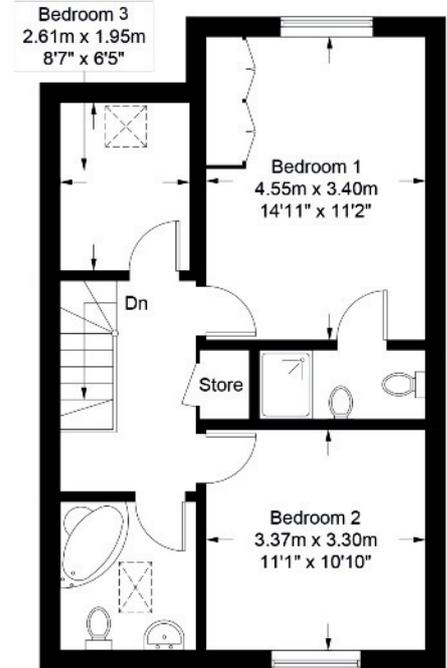
Approximate Gross Internal Area = 152.2 sq m / 1637 sq ft
(Including Garage)



Ground Floor
557 sq ft / 51.8 sq m



First Floor
554 sq ft / 51.5 sq m



Second Floor
526 sq ft / 48.9 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1059893)



VALUATION SERVICE

We can arrange a **FREE** pre sale valuation of your property at a time to suit you.

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