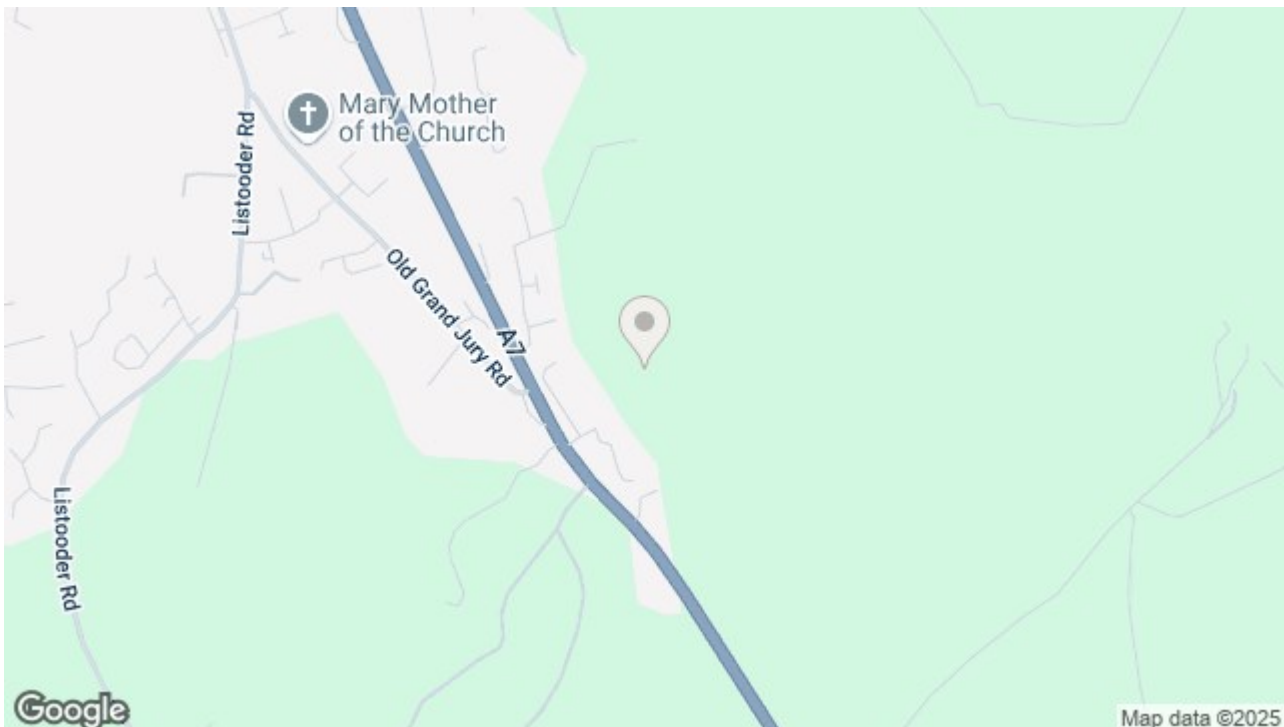




1B ROWALLANE CLOSE, SAINTFIELD, DOWN, BT24 7PA



ASKING PRICE £369,950

We are pleased to offer for sale this fantastic detached property in the beautiful town of Saintfield, just off the main Crossgar Road. The bright and spacious accommodation built within the last eight years, comprises entrance hall, living room with feature wood burning stove, family room with stove, open plan kitchen with dining area through to sunroom and downstairs W/C. There are four bedrooms, master with ensuite and a family bathroom. Outside the property further benefits from ample parking to the front and a large detached garage and gardens laid with an array of mature shrubbery and paved patio areas ideal for outside entertaining.

Saintfield features a host of excellent local amenities including well renowned schools, a range of award winning restaurants and coffee shops and many specialist boutiques and antique shops, as well as the beautiful National Trust Property at Rowallane Gardens.

The property is within easy commuting distance to Belfast, with excellent transport links to some of the leading schools in Belfast and beyond.

For those interested in more active pursuits, the location of Rowallane Gate could not be better - rugby, golf and hockey clubs are all extremely close by, along with sailing and walking on and around Strangford Lough.

Rowallane Close will provide well-proportioned accommodation that is perfectly geared for the rigors of modern family living, with the exterior elevations contributing to the atmosphere of the overall living environment. Early viewing is a must.



At a glance:

- Detached Family Home
- Four Bedrooms incl Master with Ensuite
- Open Plan Kitchen/Dining through to Sunroom with wood burning stove
- Detached Garage
- Convenient and Popular Location
- Well Presented and Spacious Accommodation
- Family Bathroom
- Two Reception Rooms, one with wood burning stove
- Front and Rear gardens laid in lawn with paved patio areas
- Triple Glazing and Central Heating

Entrance Hall

10'10" x 3'3"

PVC glazed front door into bright entrance hall with tiled floor.

Lounge

16'10" x 11'2"

Feature wood burning corner stove and solid oak wooden flooring.

Family Room

10'6" x 11'6"

Feature woodburning corner stove and tiled floor.

Kitchen/Dining Room

9'4" x 24'10"

Modern fitted Oak kitchen with a range of high and low rise units with integrated sink unit. Double oven and microwave; hob with overhead stainless steel extractor fan. Integrated fridge/freezer and dish washer. Tiled floor. Open plan through to space for dining and sunroom.

Sun Room

Vaulted ceiling and wood burning stove. Double doors leading to garden.

WC

3'3" x 6'7"

White suite encompassing low flush W/C and wash hand basin.

Landing

6'11" x 16'10"

Oak balustrade staircase to landing. Window to side.

Bedroom One

10'6" x 13'0"

Rear facing. Built in storage cupboard.

En-suite

10'6" x 3'7"

White suite encompassing low flush W/C, wash hand basin and shower.

Bedroom Two

9'6" x 10'2"

Front facing. Built in storage cupboard.

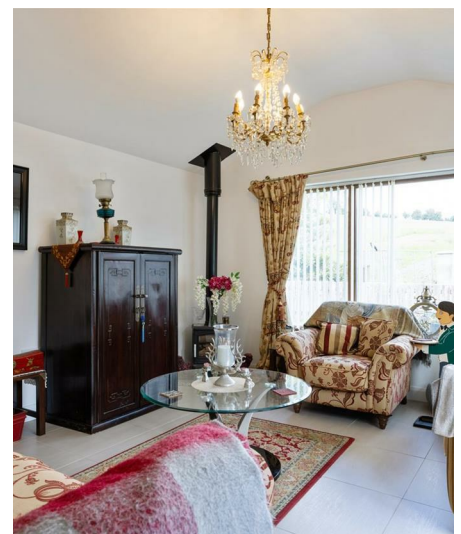
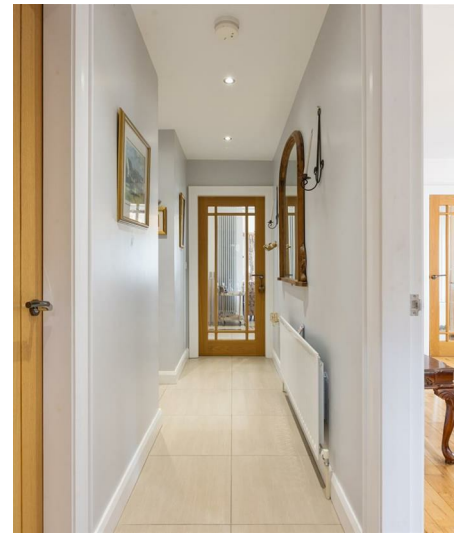
Bedroom Three

9'6" x 9'10"

Front facing. Built in storage cupboard.

Bathroom

White suite encompassing low flush W/C, wash hand basin, free standing bath and corner shower. Feature tiled walls and floor.



Bedroom Four

10'1" x 7'5"

Rear facing. Built in storage cupboard.

Garage

Up and over door. Door to side. Power and light. Low rise units with integrated stainless steel sink unit.

OUTSIDE

Approached via double wooden gates to tarmaced driveway with ample space for parking leading to a detached garage. To the front - garden laid in lawn with an array of mature shrubs and paved patio area. To the rear - enclosed rear garden laid in lawn with paved patio area ideal for outside entertaining.

Other Specifications

Triple Glazing and Central Heating.
Outdoor lighting and water tap.

DIRECTIONS

Rowallane Close is situated on the A7 Road (Crossgar Road) between Saintfield and Crossgar, just opposite the beautiful National Trust Property, Rowallane Gardens.





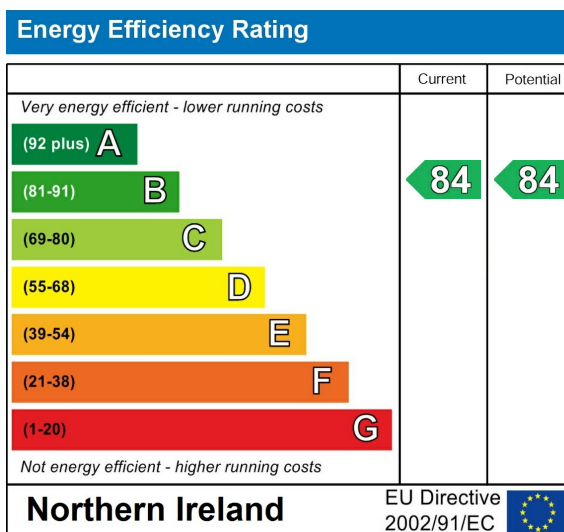




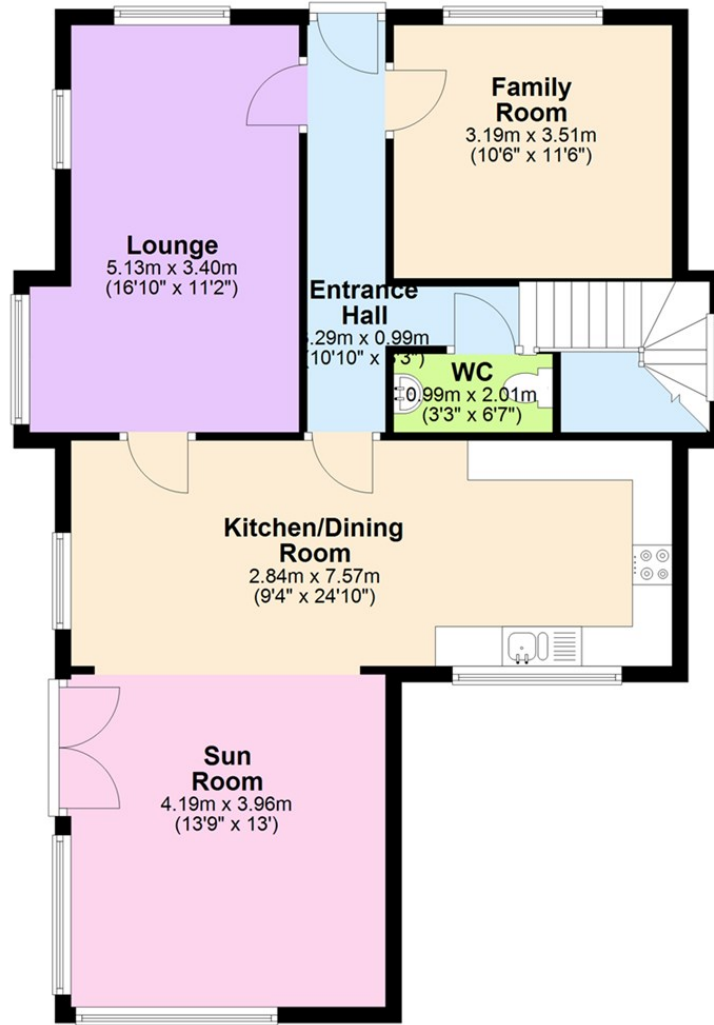








Ground Floor



Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 0289 756 1155.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

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

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