

## 1B ROWALLANE CLOSE

Saintfield BT24 7PA

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

**Asking Price £369,950**

# 1B Rowallane Close

, Saintfield, BT24 7PA



## Entrance Hall

10'10" x 3'3" (3.29m x 0.99m)

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

## Lounge

16'10" x 11'2" (5.13m x 3.40m)

Feature wood burning corner stove and solid oak wooden flooring.

## Family Room

10'6" x 11'6" (3.19m x 3.51m)

Feature woodburning corner stove and tiled floor.

## Kitchen/Dining Room

9'4" x 24'10" (2.84m x 7.57m)

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" (0.99m x 2.01m)

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

## Landing

6'11" x 16'10" (2.11m x 5.13m)

Oak balustrade staircase to landing. Window to side.

## Bedroom One

10'6" x 13'0" (3.19m x 3.96m)

Rear facing. Built in storage cupboard.

## En-suite

10'6" x 3'7" (3.19m x 1.09m)

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

## Bedroom Two

9'6" x 10'2" (2.90m x 3.10m)

Front facing. Built in storage cupboard.

## Bedroom Three

9'6" x 9'10" (2.90m x 3.00m)

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" (3.07m x 2.26m)

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

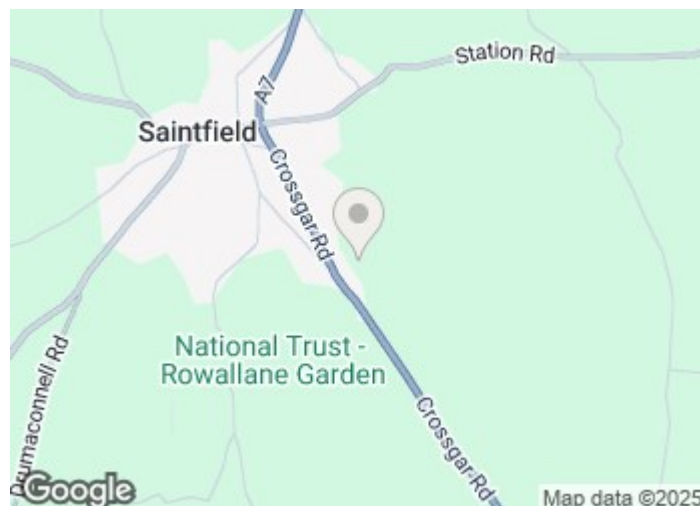
Approached via double wooden gates to tarmaced driveway with ample space for parking leading to a detached garage. To the front - garden laid in lawn with an array of mature shrubs and paved patio area. To the rear - enclosed rear garden laid in lawn with paved patio area ideal for outside entertaining.

## 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.



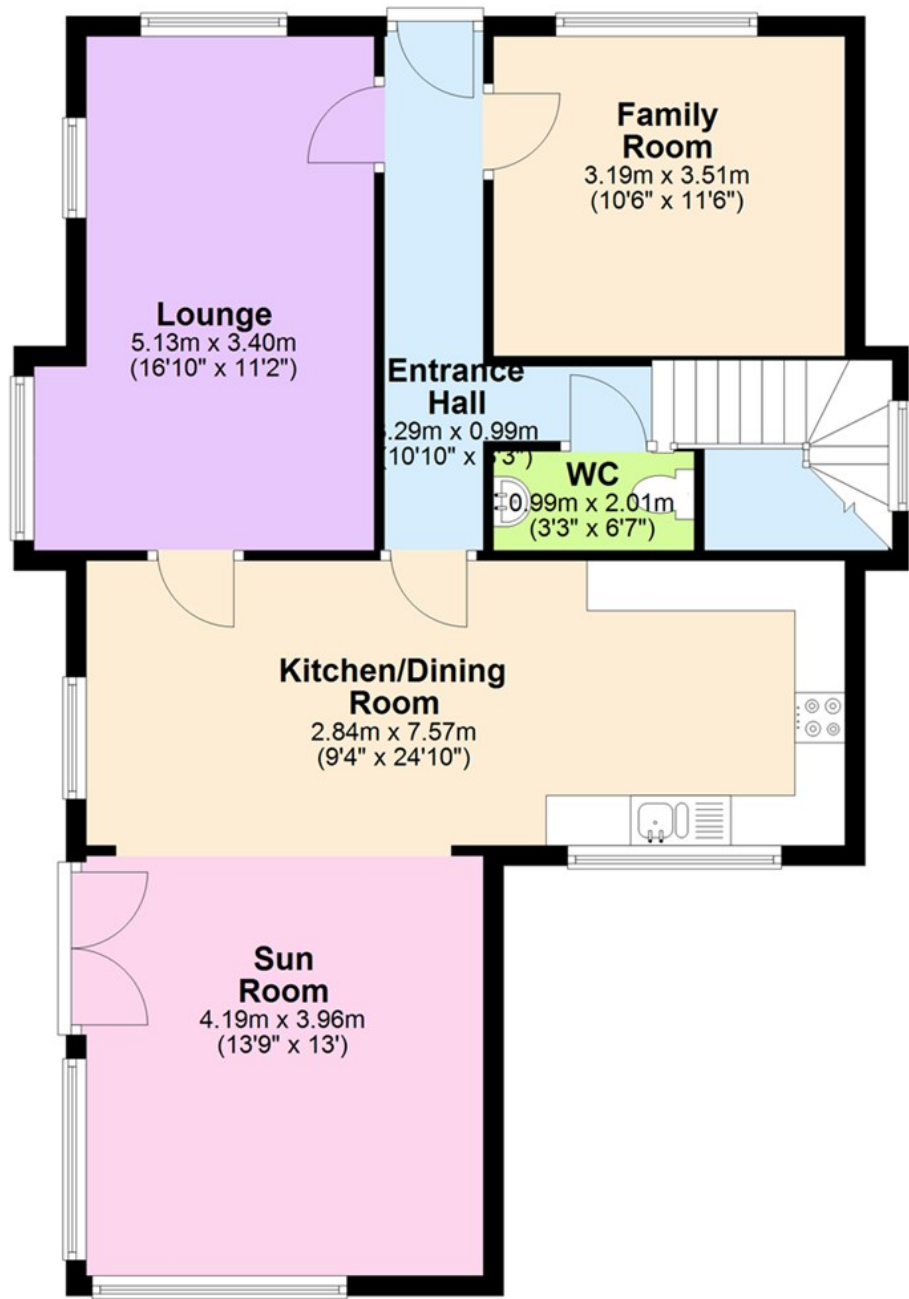
## Directions



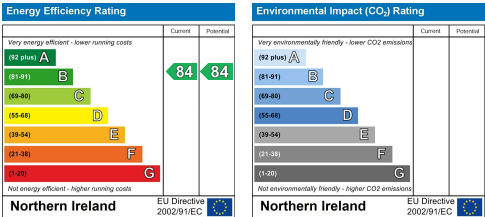


Floor Plan

Ground Floor



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