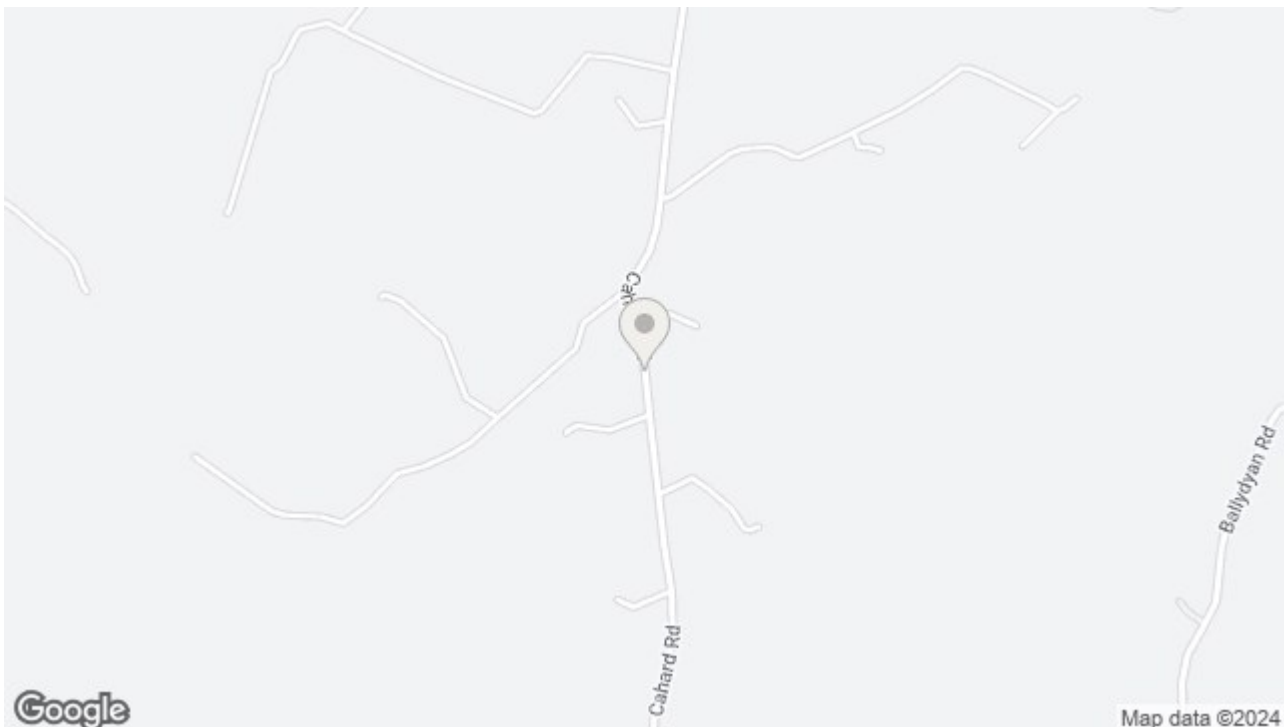




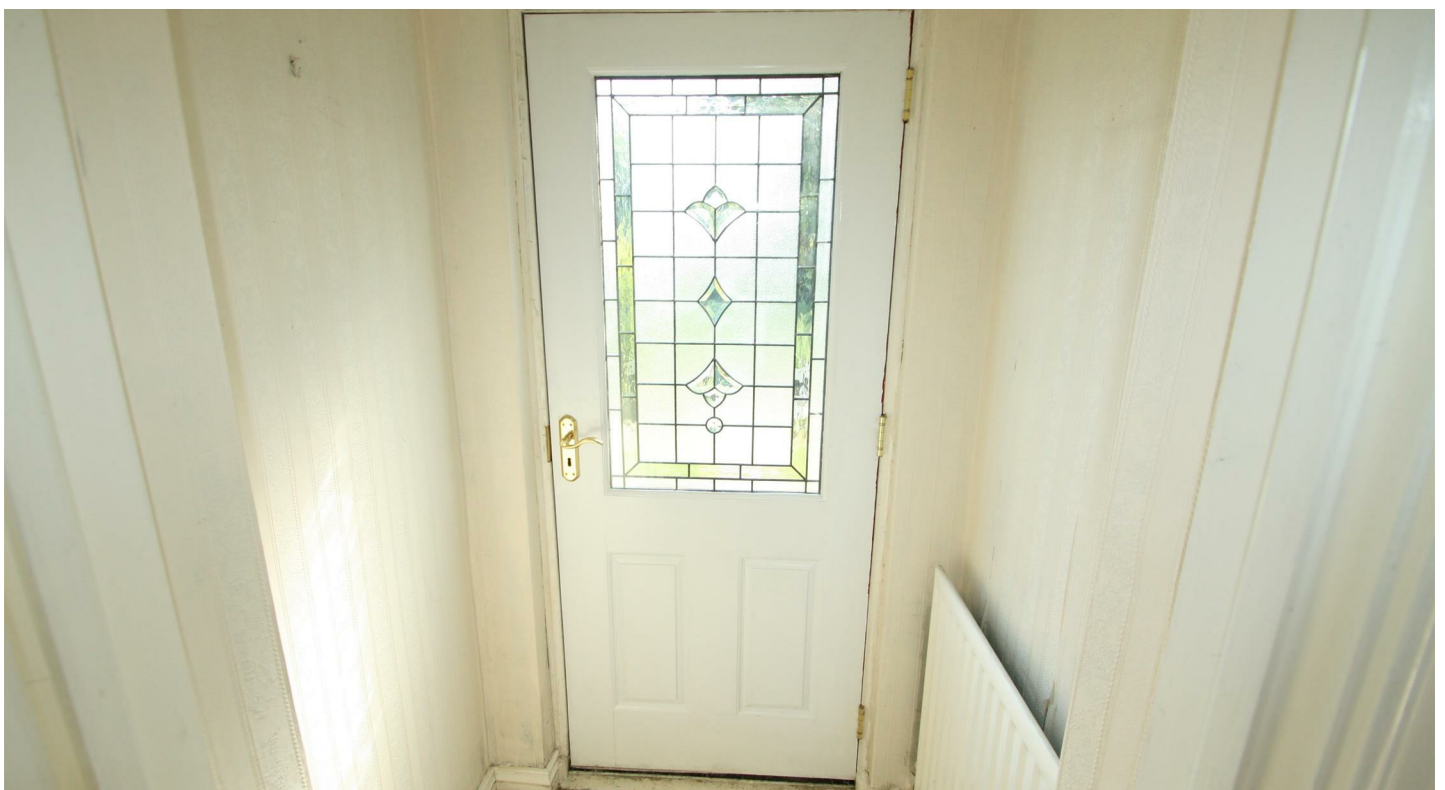
THE PADDOCK, 62 CAHARD ROAD, SAINTFIELD, BT24 8YD



OFFERS AROUND £199,950

We are pleased to offer for sale this delightful detached cottage set on a spacious (approx. 1/2 acre), mature site on the edge of Saintfield. The bright home is well presented throughout and provides well proportioned accommodation in a private location, yet within a short distance of all the local amenities. The accommodation comprises living room with fireplace, kitchen/dining, two bedrooms and a shower room. Externally the property benefits from well presented gardens with mature trees and shrubbery and gardens laid out in lawn, all amplified by the stunning views over the surrounding country side. There is also a paddock to the rear ideal for those with equestrian interests.

Properties like this, with so much character and so close to Saintfield, rarely come for sale so early viewing is advised.



At a glance:

- Detached Cottage
- 2 Bedrooms
- Kitchen / Dining
- Countryside Views
- Approx. 1/2 Acre Site
- Beautiful Setting
- Living Room with Fireplace
- Shower Room
- Paddock to Rear

Porch

4'0" x 4'0"

Solid wooden door with feature stained glassed window leading into bright entrance porch.

Living Room

14'5" x 10'0"

Dual aspect windows. Fireplace with tiled inset and hearth. Feature cornicing and ceiling rose.

Hallway

3'3" x 7'8"

Bright and spacious with access to hot press and storage cupboard.

Kitchen/Diner

11'2" x 7'9"

Range of high and low rise units with stainless steel sink and drainer. Recess for cooker and washing machine. Space for fridge/freezer. Stable style half door to rear.

Bedroom 1

14'5" x 9'4"

Dual aspect windows. Built in robes.

Shower Room

11'2" x 4'10"

White suite encompassing low flush W/C, vanity wash hand basin and walk in shower. Fully tiled walls and floor. Towel radiator.

Bedroom 2

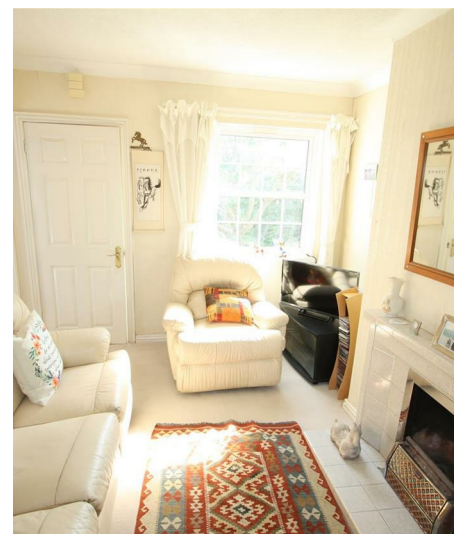
10'10" x 9'8"

Front facing.

Outside

The cottage is approached via a sweeping driveway with ample space for parking. To the front and side are lawned areas with mature trees and shrubbery with paved patio area and feature pergola.

There is also a paddock to the rear ideal for those with equestrian interests.





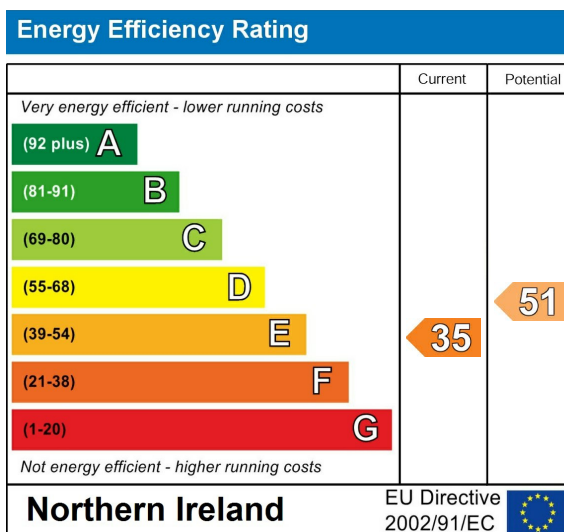




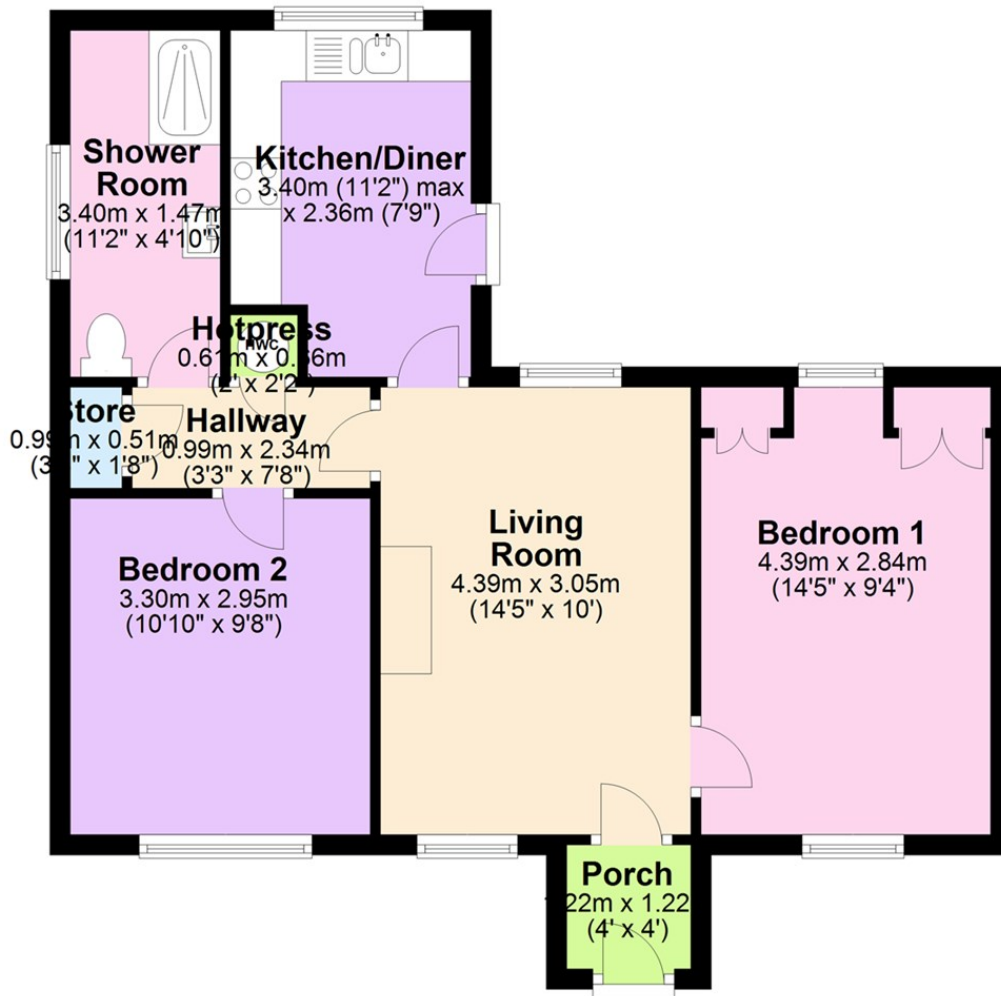








Ground Floor



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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYMENA
028 2565 7700

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAUSEWAY COAST
028 7772 5192

CAVEHILL
028 9072 9270

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

RENTAL DIVISION
028 9070 1000



Petrie Enterprises Ltd; Trading under licence as Ulster Property Sales (Ballymena) Gareth Dallas
©Ulster Property Sales is a Registered Trademark