



## 31 Todds Hill Park, Saintfield, BT24 7FB

**Asking Price £218,000**

Todd's Hill Park is a beautiful private development located just off the Todd's Hill / Station Road in the centre of the beautiful Saintfield village. With a rich history, Saintfield hosts an excellent selection of local amenities including well renowned primary and secondary schools, a range of award winning restaurants and coffee shops, and many specialist boutiques as well as the beautiful National Trust Property at Rowallane Gardens. For those interested in more active pursuits, rugby, golf and hockey clubs are all extremely close by, along with sailing and walking on and around Strangford Lough. The property is also within easy commuting distance to Belfast, Lisburn and beyond with buses running through the village roughly every 30 minutes.

The property itself is a beautiful end terrace townhouse that is laid out over three levels and measures approx. 1600 sq ft. Internally it comprises of three double bedrooms with master ensuite, spacious lounge, modern fitted kitchen / dining room, utility room, reception room / office, ground floor w.c and integral garage. Externally there is a brick driveway to the front with off street parking and private balcony area with an enclosed garden to the rear.

Finished to a high standard throughout, this property is perfect for any family looking for that extra bit of space that requires nothing to do but just adding your own personal touches. With demand for property continuing to outweigh supply, we don't anticipate this one sitting around for long so recommend that you arrange your viewing at your earliest opportunity!

- Recently Constructed End Terrace Town House
- Modern Fitted Kitchen / Dining room
- Additional Reception Room / Office
- Integral Garage
- Private Balcony area & Enclosed Rear Garden
- Three Double Bedrooms with Master Ensuite
- Spacious Lounge
- Separate Utility Room & Ground Floor W.C
- Oil Fired Central Heating / Upvc Double Glazing
- Brick Drive with Off Street Parking

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D		61	64
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC	

**Entrance Hall 22'5" x 6'9" (6.85m x 2.08m)**



Glazed composite front door opens onto spacious entrance hall with beautiful 12ft high ceiling. Tiled flooring on entrance that leads onto laminate.

**Ground Floor W.C 11'4" x 2'9" (3.47m x 0.85m)**



Ground floor w.c comprising of low flush w.c and wash hand basin with stainless steel mixer taps. Cream tiled flooring and tiled splashback.

**Reception Room / Office 11'1" x 7'9" (3.40m x 2.37m)**



Additional reception room located on the ground floor with laminate flooring and glazed patio doors that open onto the private balcony.

**Utility Room 7'9" x 6'6" (2.37m x 1.99m)**



Utility room with a selection of units and an integrated stainless steel sink and drainer. Plumbing and power in place for washing machine and tumble dryer. Cream tiled flooring. Glazed upvc door opens onto private balcony.

## First floor



## Lounge 20'4" x 10'11" (6.20m x 3.33m)



Spacious lounge with gas fire and oriel bay window. Laminate flooring and recessed spotlights.

## Modern Fitted Kitchen / Dining Room 18'9" x 9'10" (5.73m x 3.01m)



Modern fitted kitchen with a selection of

upper and lower level units complete with granite effect worktops, integrated stainless steel sink and drainer, dishwasher, tall fridge freezer, electric oven with four ring gas hob and stainless steel overhead extractor fan. Part tiled walls and tiled flooring.

## White Bathroom Suite 6'9" x 6'5" (2.07m x 1.97m)



White bathroom suite comprising of panelled bath with stainless steel mixer taps and shower attachment, low flush w.c and wash hand basin with stainless steel mixer taps. Cream tiled walls and flooring.

## Second Floor

Access to storage cupboard housing hot water tank and loft space.

## Master Bedroom 14'9" x 11'7" (4.51m x 3.54m)



Spacious master bedroom with oriel bay window and laminate flooring.

**Ensuite 8'2" x 6'4" (2.49m x 1.95m)**



(at widest points) White shower suite comprising of low flush w.c, wash hand basin, shower cubicle and heated chrome towel rail. Tiled flooring and tiled splashback.

**Bedroom 2 11'8" x 9'7" (3.56m x 2.94m )**



Double bedroom with laminate flooring.

**Bedroom 3 11'8" x 8'10" (3.56m x 2.70m)**



Double bedroom with laminate flooring.

**Attached Garage 19'1" x 10'11" (5.83m x 3.34m)**

Large attached garage with up and over garage door, complete with power and lighting.

**Off Street Parking**

Red brick driveway with off street parking for at least two cars.

**Balcony**



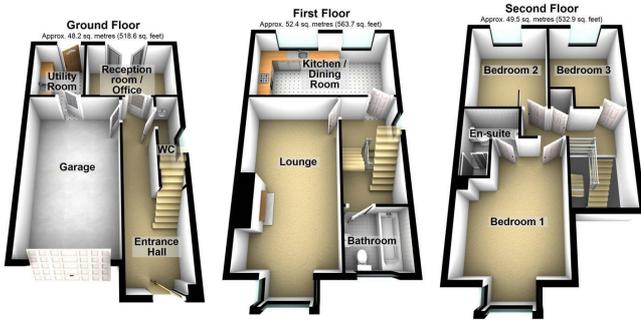
Private balcony area to the rear of the property over looking the rear garden and the open green area to the side of the property.

**Enclosed Rear Garden**



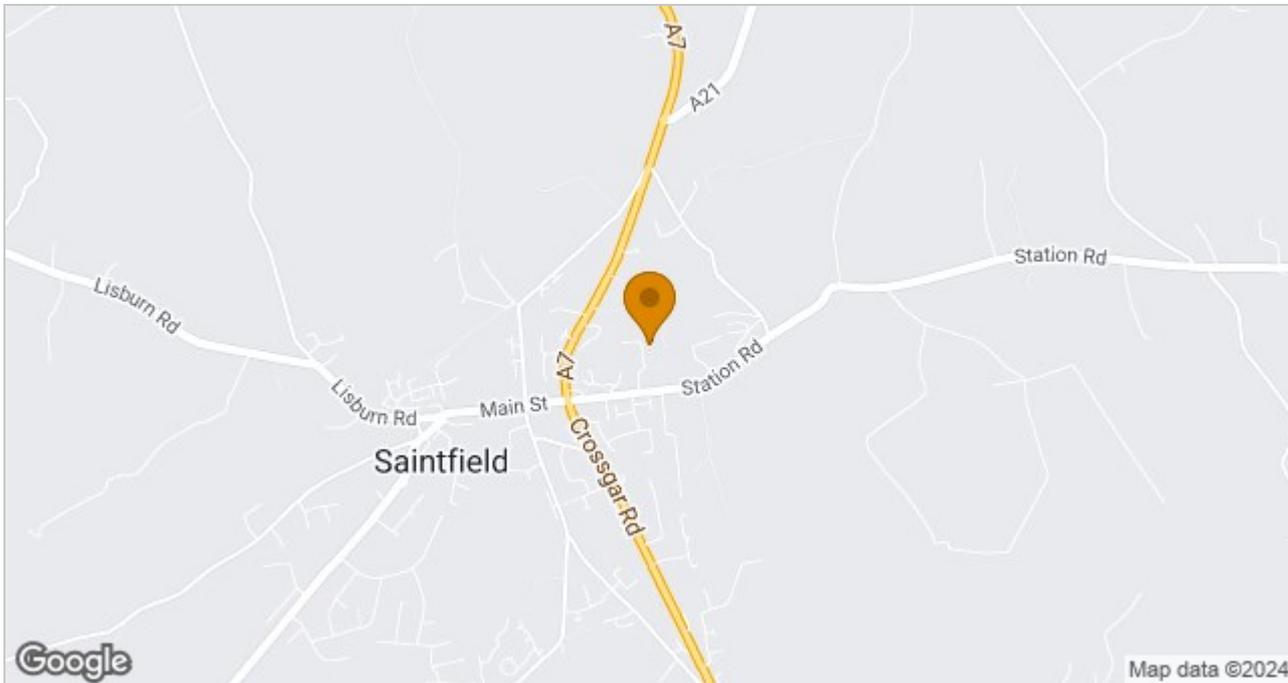
Enclosed rear garden covered in loose stone accessed via steps to the side of the property and bordered by tall timber fencing.

## Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.  
Plan produced using PlanUp.

## Area Map



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