

**Tim Martin**  
— .co.uk



**12 Saintfield Mill**  
**Saintfield**  
**BT24 7FH**

**Rent**  
**£700 Per Month**

[www.timmartin.co.uk](http://www.timmartin.co.uk)  
Telephone 028 91 878956

## SUMMARY

A stylish two bedroom second floor apartment providing fantastic space, convenience and presentation. The apartment offers open plan living, two excellent sized bedrooms with master en suite, allocated parking space. The development is located in a much sought after area in Saintfield, the town centre is a short walk away which boasts an array of coffee shops and boutiques. Local schools are easily accessed as is Belfast and the wider motorway network.

RENT: £700.00 per month

DEPOSIT: £700.00

SORRY, no pets.

NB: This property is fitted with gas heating. Some suppliers will request a deposit from tenants which is in addition to and separate from the tenancy deposit.

- Second Floor Apartment
- 2 Bedrooms - Master En Suite
- Open Plan Kitchen/Living/Dining
- Bathroom
- Convenient to Saintfield, Crossgar, Downpatrick
- Easy Access To Local Primary And Secondary Schools

### COMMUNAL STAIRS TO SECOND FLOOR

#### ENTRANCE HALL

Wood laminate floor; telephone entry system; built in storage cupboard with Ferpoli gas fired boiler; access to roofspace.

#### KITCHEN / DINING AREA

**17'4" x 15'6" (5.28 x 4.72)**

Excellent range of modern wood laminate high and low level cupboards and drawers incorporating single drainer sink unit with swan neck mixer tap; integrated Nordmende electric under oven with CDA 4 ring ceramic hob; extractor hood with curved glass inset over; Gorenje fridge freezer; integrated dishwasher; Hotpoint washing machine; formica worktops with matching upstands; wood laminate floor; recessed spotlights; tv and telephone connection points.

#### MASTER BEDROOM

**12'4" x 9'6" (3.76 x 2.9)**

TV aerial connection point; recessed spotlights.

#### EN SUITE SHOWER ROOM

**9'6" x 2'10" (2.9 x .86)**

Modern white suite comprising separately tiled shower cubicle with Aqualisa thermostatically controlled shower unit and wall mounted telephone shower attachment. small pedestal wash hand basin with mono mixer tap; close coupled wc; tiled floor; towel radiator; recessed spotlights; extractor fan.

#### BATHROOM

**9'5" x 6'0" (2.87 x 1.83)**

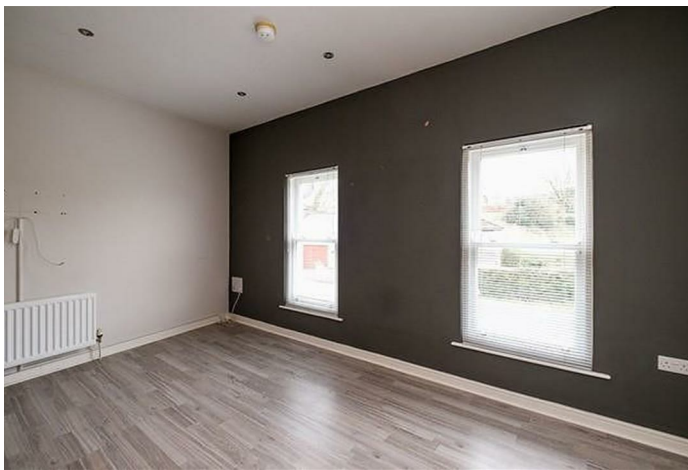
Modern white suite comprising tiled panel bath with pillar mixer tap; separate tiled shower cubicle with thermostatically controlled shower unit and wall mounted telephone shower attachment; small pedestal wash hand basin with mono mixer tap; towel radiator; tiled floor; recessed spotlights; extractor fan.

#### BEDROOM 2

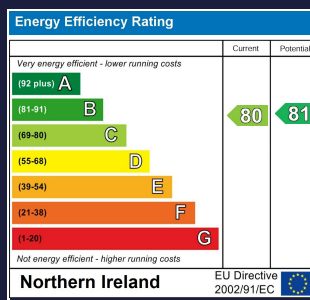
**13'7" x 8'7" (4.14 x 2.62)**

#### OUTSIDE

1 designated parking space.







Comber ■  
27 Castle Street, Comber, BT23 5DY  
T 028 91 8789596

Saintfield  
1B Main Street, Saintfield, BT24  
7AA  
T 028 97 568300

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