

**Tim Martin**  
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16 Mill Road  
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Offers Around  
£129,950

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## SUMMARY

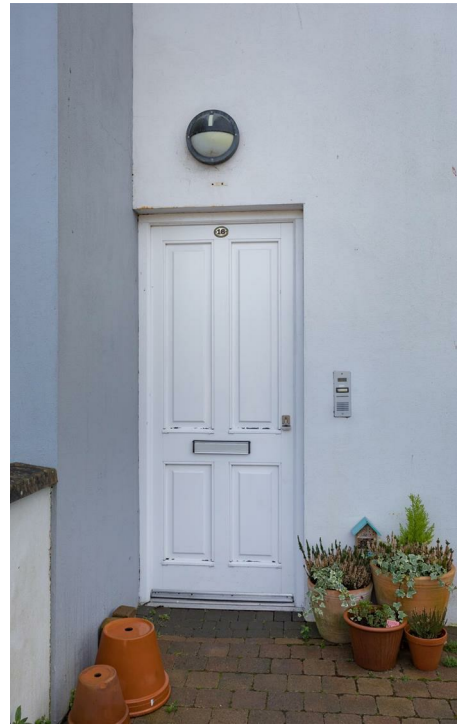
A well presented first floor apartment, accessed through its own private front door, situated in the popular and much sought after Saintfield Mill development.

Perfect for the first time buyer, young couple or investor, the apartment has been fitted with gas fired central heating, double glazing and boasts superbly appointed accommodation comprising of a spacious lounge and dining area which is open plan to the modern fitted kitchen with an excellent range of built in appliances, two excellent sized bedrooms, with the principle bedroom ensuite and a bathroom, fitted with a modern white suite. Outside, there is designated parking.

Saintfield village and many of its local amenities are on your doorstep as too is public transport and an excellent road network allowing for a convenient commute to the surrounding towns of Comber, Ballynahinch and Downpatrick, with Lisburn and Belfast are both within a short commute.

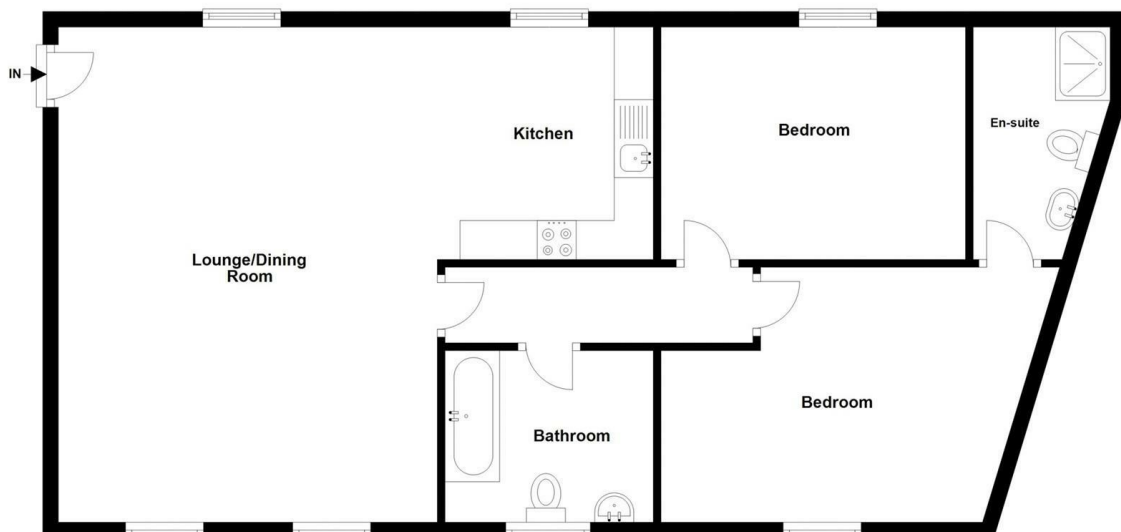
### FEATURES

- Modern And Well Presented First Floor Apartment Accessed Through Its Own Private Front Door
- Spacious Open Plan, Kitchen, Living And Dining Area
- Modern Fitted Kitchen With Integrated Appliances
- Two Excellent Sized Bedrooms With The Principal Bedroom Ensuite
- Bathroom Fitted With A Modern White Suite
- Gas Fired Central Heating And Double Glazing
- Perfect For First Time Buyers, Young Couple Or The Investor
- Within Walking Distance Of Saintfield Village, Local Schools And Public Transport
- Convenient Commute To Downpatrick, Belfast And Lisburn



### First Floor Apartment

Approx. 81.9 sq. metres (881.8 sq. feet)



Total area: approx. 81.9 sq. metres (881.8 sq. feet)

## **Entrance Hall**

Stairs to first floor.

## **Lounge / Dining Area**

**20'10 x 15'11 (6.35m x 4.85m)**

Telephone entry system; tv aerial connection point; recessed spot lighting; open through to:-

## **Kitchen**

**9'9 x 9'4 (2.97m x 2.84m)**

Excellent range of walnut high and low level fitted units with single drainer stainless steel sink unit and mixer taps; integrated washing machine; integrated dishwasher; electric oven/grill; ceramic 4 ring hob with extractor unit over; integrated fridge with freezer compartment; formica worktops; ceramic tiled floor and part tiled walls; 'Ferroli' gas fired boiler.

## **Hallway**

Access to roofspace.

## **Bathroom**

**8'9 x 7'0 (2.67m x 2.13m)**

Modern white suite comprising, panelled bath with thermostatically controlled shower over; glass shower screen; dual flush wc; semi-pedestal wash hand basin; heated towel radiator; ceramic tiled floor and part tiled walls; recessed spot lighting.

## **Bedroom 1**

**12'8 x 7'1 (3.86m x 2.16m)**

## **Bedroom 2**

**14'8 x 10'6 maximum measurements (4.47m x 3.20m maximum measurements)**

Recessed spot lighting.

## **En Suite Shower Room**

**9'10 x 5'4 maximum measurements (3.00m x 1.63m maximum measurements)**

Modern white suite comprising, tiled shower cubicle with thermostatically controlled shower and wall mounted telephone shower attachment; fitted sliding shower doors; semi pedestal wash hand basin with mixer taps; dual flush wc; heated towel radiator; ceramic tiled floor; part tiled walls; recessed spot lighting.

## **Outside**

Designated Parking

## **Capital / Rateable Value**

£95,000 = Rates Payable £878.09 Per Annum (Approximately)






## **Management Charges**

£700 Per Annum - £58.34 Per Month Approximately







Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92-plus) <b>A</b>	
(81-91) <b>B</b>	
(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	
<b>76</b>	<b>79</b>
<b>Northern Ireland</b>	

**Saintfield** ■

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**Comber**

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