

Tim Martin
— .co.uk



92 Belfast Road
Saintfield
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Offers Around
£275,000

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SUMMARY

A spacious detached residence ideally situated between Saintfield and Carryduff. The property is situated on a slightly elevated position and enjoys pleasing views over the countryside and the benefit of public transport at the gate providing easy access to a wide range of schools in the immediate area, Downpatrick and South Belfast with shopping centres, hospitals and churches all convenient to the property.

Internally, the property includes, two reception rooms, integrated kitchen, laundry room, three bedrooms including master en suite and a principal bathroom.

A detached garage and ample parking completes the picture.

FEATURES

- Spacious Detached Residence Ideally Situated Between Saintfield And Carryduff
- Three Bedrooms Including Master En Suite
- Integrated Kitchen And Separate Laundry Room
- Two Reception Rooms
- Oil Fired Central Heating
- Double Glazing
- Detached Garage
- Gardens To Front, Side And Rear
- Convenient To A Fine Selection Of Amenities And Public Transport

Ground Floor

Approx. 126.7 sq. metres (1363.3 sq. feet)



Total area: approx. 126.7 sq. metres (1363.3 sq. feet)

Covered Entrance Porch

Light point.

Entrance Hall

Corniced ceiling; telephone connection point.

Lounge

18'3 x 12'4 excluding bay window (5.56m x 3.76m excluding bay window)

Cream marble fireplace and hearth with gas coal effect fire and hardwood surround; tv aerial connection point; corniced ceiling; glazed double doors to dining room.

Dining Room

11'2 x 11'1 (3.40m x 3.38m)

Corniced ceiling.

Kitchen

14'0 x 11'1 (4.27m x 3.38m)

Compound single drainer sink unit with mixer taps; good range of laminate eye and floor level cupboards and drawers; matching leaded and glazed display cupboards and shelves; formica worktops; matching island peninsula breakfast bar; integrated 'Hotpoint' electric oven; 'Bosch' microwave oven; 'Bosch' 4 ring ceramic hob; 'Hotpoint' integrated fridge; part tiled walls; telephone connection point.

Laundry Room

8'9 x 7'3 (2.67m x 2.21m)

Single drainer stainless steel sink unit with mixer taps; range of laminate eye and floor level cupboards; formica worktops; plumbed and space for washing machine; space for freezer; part tiled walls.

Rear Hall

Cloak cupboard; hotpress with insulated copper cylinder and 'Willis' type immersion heater.

Bedroom 1

13'5 x 13'1 maximum measurements (4.09m x 3.99m maximum measurements)

En Suite Shower Room

6'0 x 3'7 (1.83m x 1.09m)

Coloured suite comprising, tiled shower cubicle with 'Mira Go' electric shower; folding etched glass shower door and side panel; wash hand basin with mixer taps; close coupled wc; ceramic tiled floor and part tiled walls.

Bedroom 2

12'9 x 9'10 (3.89m x 3.00m)

Bedroom 3

13'2 x 9'11 (4.01m x 3.02m)

Principal Bathroom

12'5 x 8'1 (3.78m x 2.46m)

Coloured suite comprising panelled bath with chrome mixer taps and matching side handles; vanity unit with recessed wash hand basin, nest of 6 drawers and fitted cupboards under; close coupled wc; ½ tiled walls; 12 volt spot lighting.

Outside

Bitmac drive with ample parking to front, side and rear; leading to:-

Detached Garage

18'4 x 11'1 (5.59m x 3.38m)

Up and over door; light and power points; oil fired boiler.

Gardens

Gardens to front and side laid out in lawns and beds of ornamental shrubs; raised ornamental shrub beds and flagged patio to rear.

Capital / Rateable Value

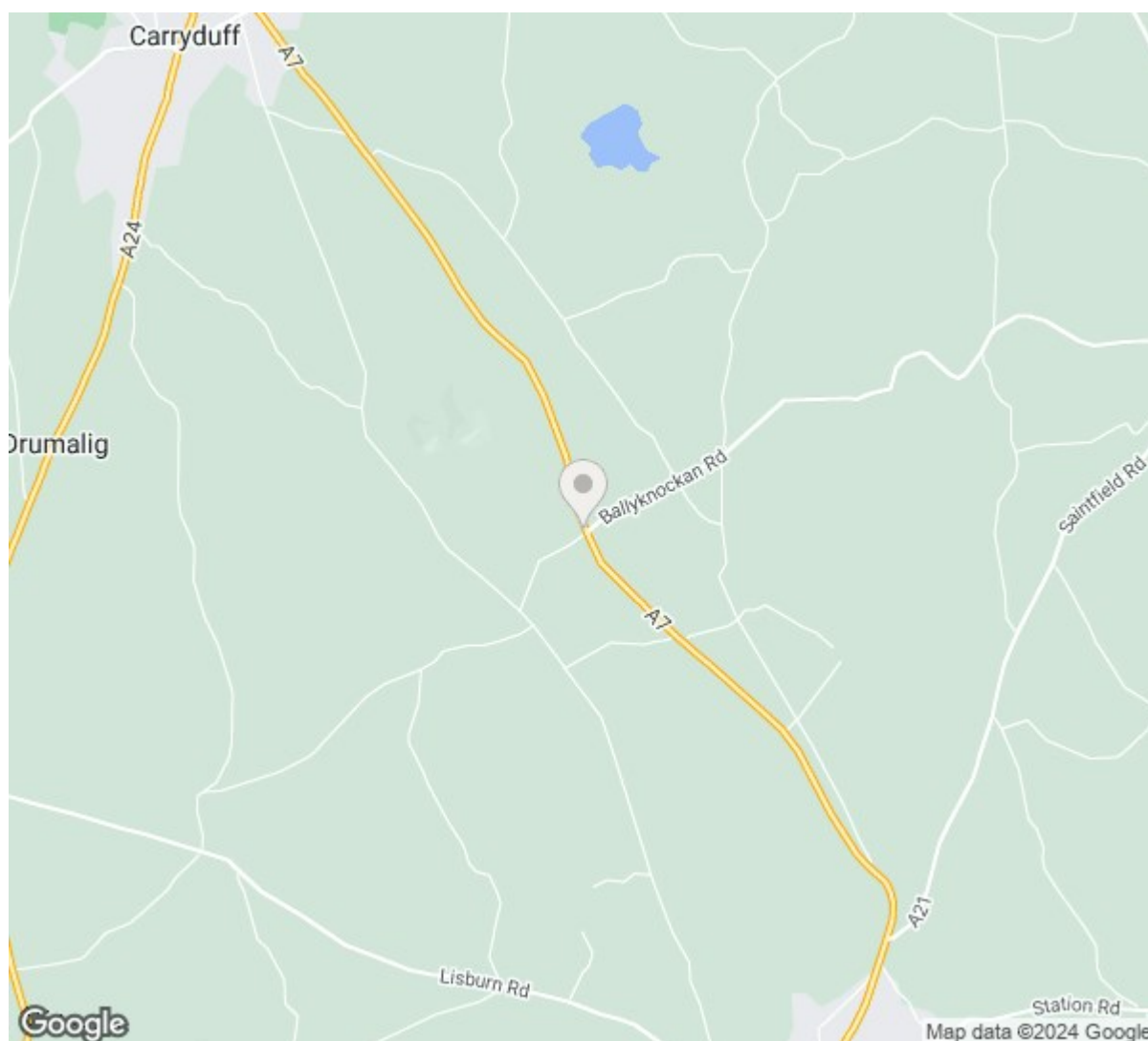
£260,000 = Rates Payable £2175.16 per annum (approximately)











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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