

Tim Martin
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**28 Moyra Drive
Saintfield
BT24 7AF**

**Offers Around
£210,000**

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SUMMARY

An immaculately presented and extended semi detached home with large integral garage to side.

The property includes, lounge, garden room, well appointed kitchen/dining, three bedrooms (two with quality built-in furniture) and a modern shower room.

The property is situated in this popular and peaceful cul-de-sac within walking distance of the village of saintfield which hosts an array of coffee shops, boutiques, restaurants, doctors surgery, library, churches and the open countryside.

The property is within an easy commute from the city.

For those who simply want to move their furniture in without the need to update or renovate, this is the perfect home.

FEATURES

- Immaculately Presented And Extended Semi-Detached Home
- Three Bedrooms (Two With Built-In Furniture)
- Quality Integrated Kitchen
- Garden Room
- Modern Shower Room
- Large Integral Garage With Electrically Operated Roller Door
- Oil Fired Central Heating And Double Glazing
- Gardens To Front And Rear With Raised Flagged Patio
- Within Walking Distance Of Saintfield Village And An Easy Commute To Belfast

Entrance Hall

Oak tongue and groove floor; cloak cupboard under stairs; telephone connection point.

Lounge

13'8 x 10'4 (4.17m x 3.15m)

Brick inglenook fireplace with enclosed cast iron stove on a polished black granite hearth with oak mantle over; tv aerial connection point; two wall lights.

Kitchen / Dining

16'7 x 11'3 (5.05m x 3.43m)

1½ tub single drainer stainless steel sink unit with mixer taps; good range of pine eye and floor level cupboards and drawers; formica worktops; integrated fridge/freezer; integrated dishwasher; space for cooker with canopy over concealing extractor unit; oak tongue and groove floor; part tiled walls.

Garden Room

15'4 x 10'9 (4.67m x 3.28m)

Ceramic tiled floor; two wall lights; tv aerial connection point; glazed door to patio; 12 volt ceiling lighting; door to garage.

First Floor

Pine furnished staircase to:-

Landing

Hotpress with lagged copper cylinder and immersion heater.

Bedroom 1

11'3 x 9'5 (3.43m x 2.87m)

Range of built-in furniture including, two double wardrobes to either side of double bed space with cupboard over.

Bedroom 2

13'10 x 8'7 (4.22m x 2.62m)

Range of built-in furniture including, two double wardrobes (one with mirrored doors), matching cupboard and nest of three drawers, double bed space with two bedside nests of three drawers, full length cupboard and cupboards over; built in cupboard; tv aerial connection point.

Bedroom 3

7'8 x 7'7 (2.34m x 2.31m)

Shower Room

7'11 x 6'9 (2.41m x 2.06m)

White suite comprising, quadrant tiled shower with 'Mira Sport' electric shower; glass sliding shower doors; pedestal wash hand basin with oval mirror over; close coupled wc; chrome vertical heated towel rail; ceramic tiled walls and floor; 'Mermaid' clad ceiling with 12 volt spot lights; extractor fan.

Outside

Spacious brick pavia driveway leading to:

Integral Garage

24'0 x 11'10 (7.32m x 3.61m)

Electrically operated roller door; fluorescent lights and power points; plumbed for washing machine; oil fired boiler; external power points.

Gardens

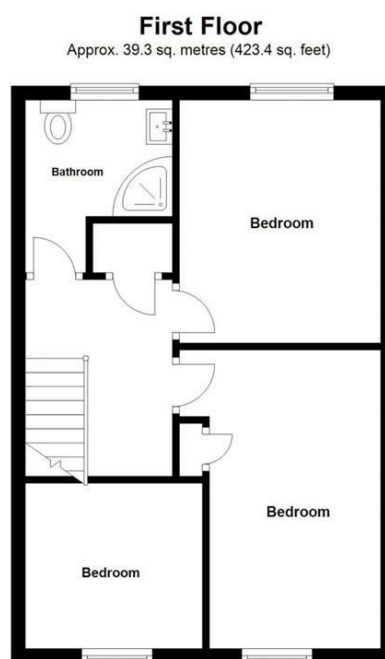
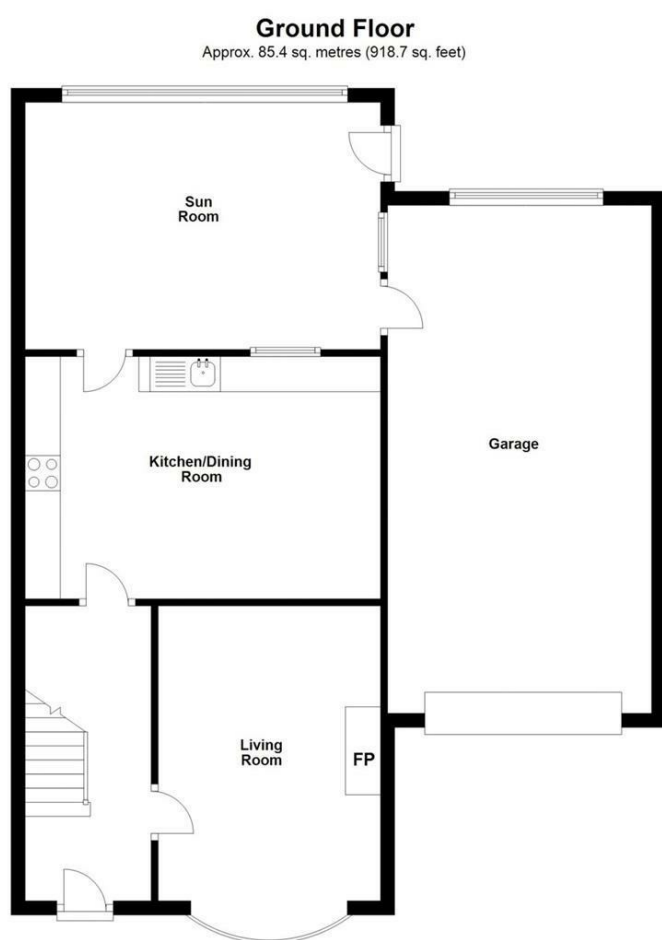
Gardens to front laid out in lawns; enclosed garden to rear with lawns and mature hedging providing good privacy; raised flagged patio; uPVC oil storage tank.

Capital / Rateable Value

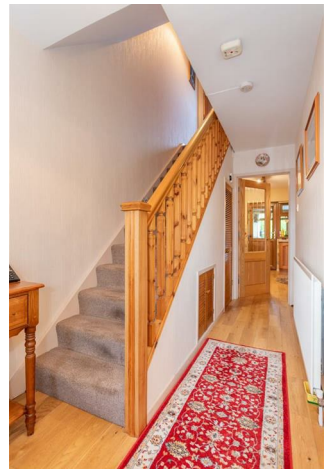
£110,000 = Rates Payable £1016.73 per annum (approximately)

Ground Rent

£40 Per Annum (Approximately)

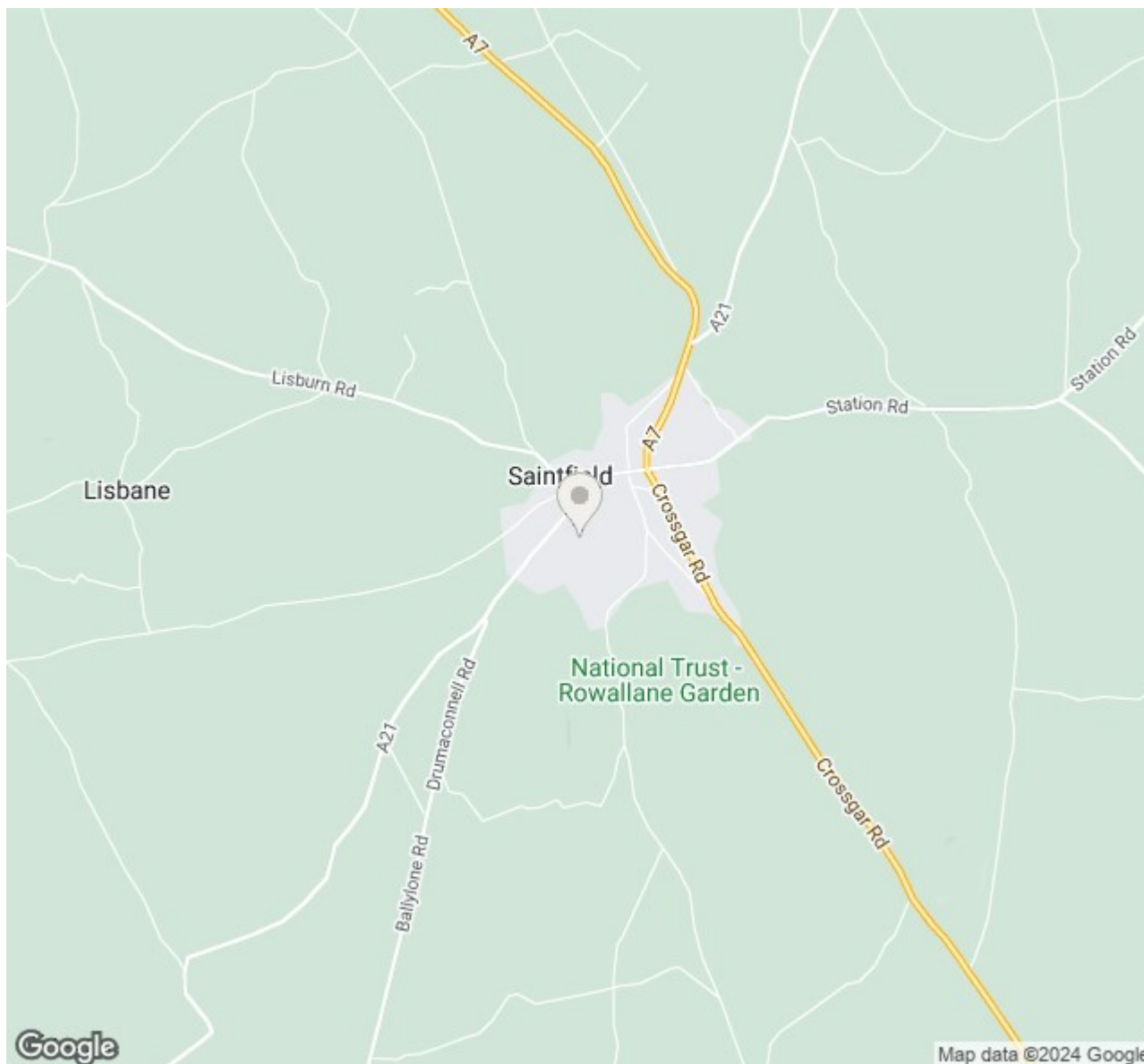


Total area: approx. 124.7 sq. metres (1342.1 sq. feet)









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

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