

**Tim Martin**  
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**6 Todds Hill Lane  
Saintfield  
BT24 7FW**

**Offers Over  
£225,000**

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## SUMMARY

Situated in the much sought Todd's Hill development, this beautifully presented and contemporary end townhouse, is perfect for the first time buyer, young couple or family, with nothing to do, but move in and enjoy modern, convenient living!

No. 6 Todd's Hill Lane was built in 2019 and has been finished to an exceptional standard throughout and is fitted with LPG gas fired central heating, uPVC double glazing and enjoys an excellent energy rating of B83. The ground floor comprises of a cloakroom/WC, spacious lounge which opens through to the contemporary fitted kitchen with matching island unit and a casual dining/living area which opens out to the landscaped gardens. The first floor enjoys three excellent sized bedrooms with the principle bedroom benefiting from an ensuite shower room and a bathroom, fitted with a modern white suite.

Outside, a spacious driveway provides parking for 2 cars, whilst fully enclosed rear gardens have been expertly landscaped to allow for excellent entertaining space and ease of maintenance.

Saintfield village is only a short stroll away where you will find a host of local boutiques, coffee shops, restaurants, doctors surgery and travel agent. An excellent choice of primary and secondary schools are located in the town with a regular bus network serving many of the top grammar schools in the surrounding and Greater Belfast area, whilst Lisburn, Downpatrick and Belfast are all within a convenient commute.

## FEATURES

- Beautifully Presented And Modern Townhouse In This Much Sought After Location
- Spacious Lounge Open Through To:
- Contemporary Fitted Kitchen With Matching Island Unit With Integrated USB Charging Points And Casual Living/Dining Area
- Three Excellent Sized Bedrooms Including Principle Bedroom With Ensuite Shower Room
- Bathroom With Modern White Suite And Downstairs WC/Cloakroom
- LPG Gas Fired Central Heating, uPVC Double Glazing, A B83 Energy Rating, Tiled Underfloor Heating Throughout The Ground Floor
- Spacious Driveway Providing Parking For 2 Cars
- Fully Enclosed, Professionally Designed Landscaped Rear Gardens Laid Out In Lawn With Paved Patio Areas
- Within Walking Distance To Local Village, Rowallane Gardens, Amenities, Schools And Public Transport
- Convenient Commute To Downpatrick, Lisburn And Belfast

## **Entrance Hall**

Triple glazed composite entrance door; tiled floor; under stairs storage cupboard; recessed spot lighting.

## **WC**

**6'8 x 2'9 (2.03m x 0.84m)**

Modern white suite comprising, dual flush wc with concealed cistern; small pedestal wash hand basin with mono mixer tap; tiled floor; extractor fan.

## **Lounge**

**14'5 x 11'7 (4.39m x 3.53m)**

Tiled floor; tv and telephone connection points; wiring for Ultra Fast fibre broadband; energy saving LED lighting; open through to:-

## **Kitchen / Dining Area**

**18'10 x 12'8 maximum measurements (5.74m x 3.86m maximum measurements)**

Superb range of contemporary fitted high and low level cupboards and drawers with matching island unit with integrated USB charging points and larder cupboard incorporating 'Blanco' ceramic single drainer sink unit with swan neck mixer taps; integrated 'Neff' electric oven; 'Bosch' 4 ring induction hob; extractor hood over; 'CDA' microwave; 'Hotpoint' dishwasher; 'Hoover' washing machine; 'Beko' fridge/freezer; granite worktops with matching breakfast bar; tiled floor; recessed LED energy saving spot lighting; TV aerial connection point; 'Worcester' gas fired boiler; tiled walls; glazed uPVC double door to rear gardens.

## **First Floor / Landing**

Access to roofspace via 'Slingsby' type ladder (partially floored); built-in storage cupboard.

## **Principal Bedroom**

**11'10 x 10'10 (3.61m x 3.30m)**

TV aerial connection point.

## **En Suite Shower Room**

**8'7 x 3'4 (2.62m x 1.02m)**

Modern white suite comprising, separate shower cubicle with thermostatically controlled shower unit and wall mounted telephone shower attachment; fitted folding shower door; wall mounted wash hand basin with mixer taps and vanity unit under; close coupled wc; tiled floor; towel radiator; recessed spot lighting; extractor fan.

## **Bathroom**

**7'2 x 6'6 maximum measurements (2.18m x 1.98m maximum measurements)**

Contemporary white suite comprising, curved panel bath with pillar mixer taps and wall mounted telephone shower attachment; curved glass shower screen; small pedestal wash hand basin with mono mixer tap; close coupled wc; towel radiator; recessed spotlighting; tiled floor; part tiled walls; extractor fan.

## **Bedroom 2**

**12'9 x 10'0 (3.89m x 3.05m)**

TV aerial connection point.

## **Bedroom 3**

**9'2 x 8'5 (2.79m x 2.57m)**

TV aerial connection point.

**Outside**

Tarmac driveway providing parking for 2 cars.

**Gardens**

Gardens to front and side laid out in lawn with well maintained flowerbeds; fully enclosed professionally designed landscaped rear gardens laid out in lawn; spacious paved patio area; well stocked and easily maintained flowerbeds hosting a wonderful selection of ornamental and flowering shrubs; feature lighting; garden shed with light and power; outside lights and water tap; side access to driveway.

**Capital / Rateable Value**

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

**Management Charge**

£110 per annum - covers grass cutting, maintenance of communal area.

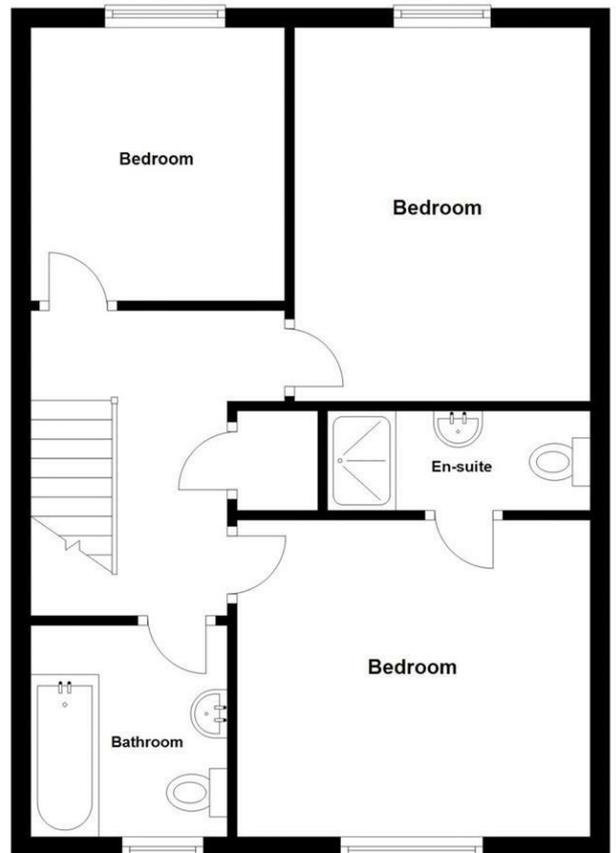
**Ground Floor**

Approx. 48.2 sq. metres (518.7 sq. feet)



**First Floor**

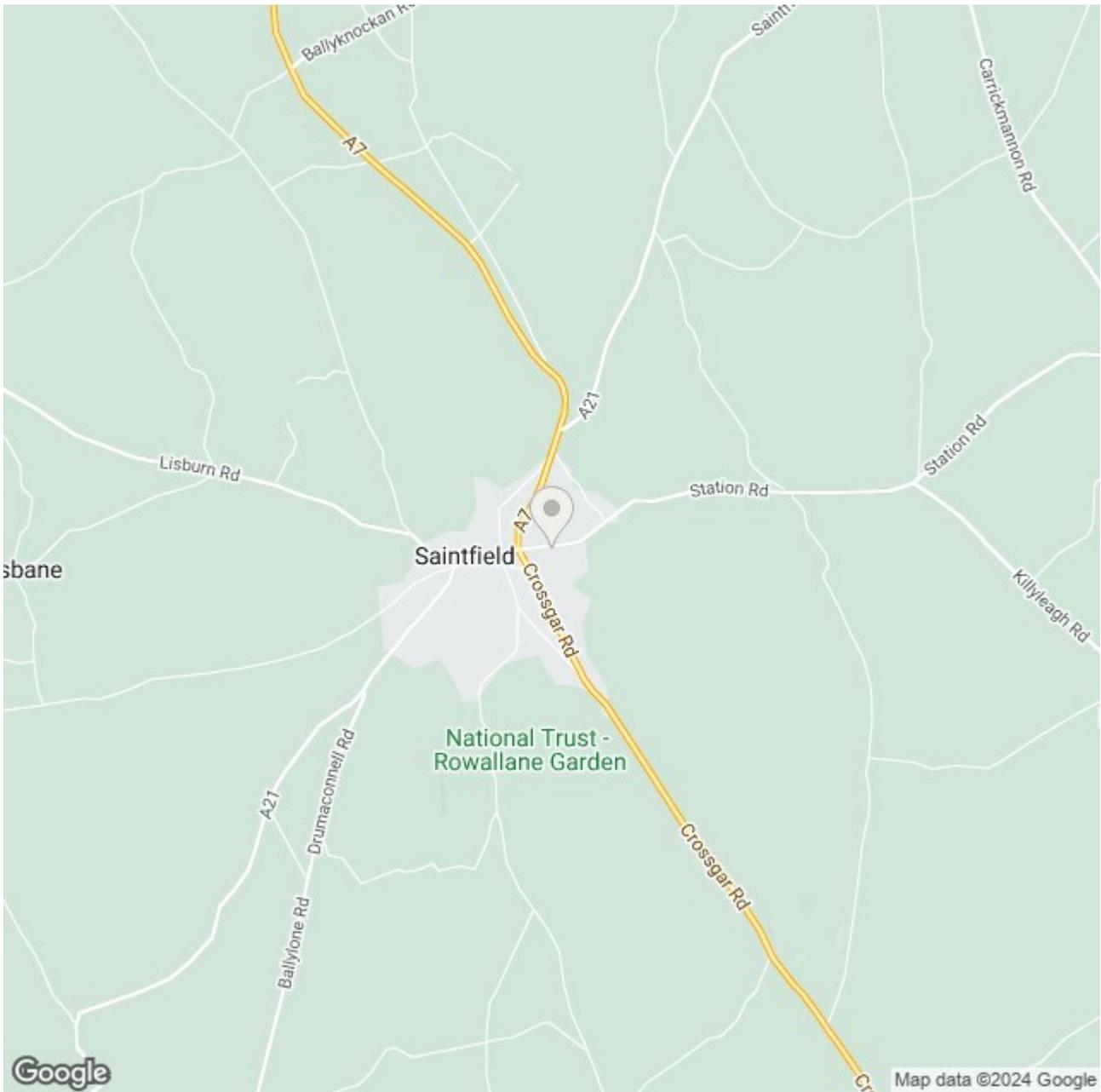
Approx. 48.2 sq. metres (518.7 sq. feet)











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		83	83
(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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