

**Tim Martin**  
— .co.uk



45 Lisbane Road  
Saintfield  
BT24 7BS

Cash Offers  
Around £140,000

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## SUMMARY

### CASH OFFERS ONLY

Situated in a pleasing position overlooking the surrounding countryside, this delightful rural cottage is situated on a mature site convenient to Saintfield.

The cottage is in need of renovation and also provides an opportunity to seek permission for a replacement dwelling.

For those with equestrian interests, the property is situated adjacent to Lisbane Equestrian Centre coupled with a host of pleasing rural walks are close by

The property is realistically priced and with the benefit of connections to electricity and water, provided the perfect project for those with a desire to enjoy rural living.

### FEATURES

- Delightful Rural Cottage Overlooking The Surrounding Countryside
- 3 Bedrooms - 2 With Built-in Wardrobes
- Shower Room
- Kitchen
- Garage And Store
- Situated Adjacent To Lisbane Equestrian Centre
- Convenient To Saintfield Village
- A Perfect Project For Those With A Desire To Enjoy Rural Living



### Ground Floor

Approx. 64.1 sq. metres (689.6 sq. feet)



Total area: approx. 64.1 sq. metres (689.6 sq. feet)



## **Entrance Hall**

Cloakroom

## **Living Room 14'5 x 9'11 (4.39m x 3.02m)**

Tiled fireplace and hearth.

## **Kitchen 11'9 x 10'6 (3.58m x 3.20m)**

Single drainer stainless steel sink unit; range of laminate eye and floor level cupboards with a glazed display cupboard.

## **Bedroom 1 10'0 x 8'11 (3.05m x 2.72m)**

Double built-in wardrobe.

## **Bedroom 2 10'6 x 9'4 (3.20m x 2.84m)**

Double built-in wardrobe.

## **Bedroom 3 14'3 x 9'4 (4.34m x 2.84m)**

## **Shower Room 5'6 x 4'9 (1.68m x 1.45m)**

Shower; low flush wc; wash hand basin.

## **Outside**

Gravel drive to garage.

## **Garage 14'9 x 10'1 (4.50m x 3.07m)**

## **Store 9'10 x 5'1 (3.00m x 1.55m)**

Oak tongue and groove floor; cornice ceiling.

## **Gardens**

Gardens are situated to the front, side and rear of the residence.

## **Tenure**

Leasehold






## **Capital / Rateable Value**

£125,000. Rates Payable £1214.75 per annum (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>	<b>18</b>
Not energy efficient - higher running costs	
Northern Ireland EU Directive 2002/91/EC	

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