

**Tim Martin**  
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**5 Mill View  
Saintfield  
BT24 7FG**

**Offers Around  
£149,950**

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## SUMMARY

A beautifully presented and spacious duplex apartment, situated in the ever popular Saintfield Mill development, with many local amenities and public transport on your doorstep.

Accessed from the communal entrance hall with lift and stairs leading to the property's own private front door, this beautifully presented apartment has been fitted with gas fired central heating and double glazing and is ideal for the first time buyer, young couple or the investor. The accommodation comprises of a spacious lounge, modern fitted kitchen with an excellent range of integrated appliances and a casual dining area and downstairs WC. The first floor boasts two excellent sized bedrooms with the principal bedroom enjoying an ensuite shower room and a principal bathroom, fitted with a modern white suite. Outside, the property enjoys designated parking.

Saintfield village is thriving with many local boutiques, coffee shops, pubs and restaurants, and an excellent choice of primary and secondary schools, whilst enjoying ease of access to Downpatrick, Lisburn and Belfast.

## FEATURES

- Beautifully Presented Duplex Apartment Situated in the Ever Popular Saintfield Mill Development
- Bright and Spacious Lounge Overlooking Saintfield Village
- Modern Fitted Kitchen with an Excellent Range of Integrated Appliances and Casual Dining Area
- Two Excellent Sized Bedrooms Including the Principle Bedroom with Ensuite Shower Room
- Bathroom Fitted with a Modern White Suite and Ground Floor WC / Cloakroom
- Gas Fired Central Heating and Sliding Sash Double Glazed Windows
- Ideal for the First Time Buyer, Young Couple or the Investor
- Within Walking Distance of Many Local Boutiques, Coffee Shops, Pubs and Restaurants and Primary and Secondary Schools
- Convenient Commute To Downpatrick, Belfast and Lisburn

## **Entrance Porch**

Telephone connection point.

## **Entrance Hall**

## **WC**

Modern white suite comprising close coupled wc; wall mounted wash hand basin with corner mono mixer tap; tiled splashback; tiled floor; recessed spotlights; extractor fan.

## **Kitchen 11'2 x 11'1 (3.40m x 3.38m)**

Excellent range of walnut wood laminate high and low level cupboards and drawers incorporating a 1½ tub stainless steel sink unit with swan neck mixer taps; integrated Gorenje electric oven; Gorenje 4 ring gas hob; integrated microwave; space and plumbing for washing machine; Gorenje fridge/freezer and dishwasher; formica worktops; Ferroli gas fired boiler; tiled splashback; tiled floor; recessed spotlights.

## **Lounge 15'6 x 13'8 (4.72m x 4.17m)**

TV and telephone connection points; recessed spotlights.

## **First Floor / Landing**

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

## **Principal Bedroom 15'6 x 13'8 (4.72m x 4.17m)**

L Shaped - Maximum Measurements

Recessed spotlights; TV and telephone connection points.

## **En Suite Shower Room 7'1 x 4'9 (2.16m x 1.45m)**

Modern white suite comprising separate tiled shower cubicle with Aquatherm thermostatically controlled shower unit and wall mounted telephone shower attachment; fitted sliding shower doors; close coupled wc; pedestal wash hand basin with mono mixer tap; part tiled walls; tiled floor; recessed spotlights; towel radiator.

## **Bedroom 2 15'6 x 11'2 (4.72m x 3.40m)**

TV aerial connection point.

## **Bathroom 10'1 x 6'5 (3.07m x 1.96m)**

Modern white suite comprising panelled bath with pillar mixer taps; Aquatherm thermostatically controlled shower unit with wall mounted telephone shower attachment over; curved glass shower screen; close coupled wc; semi pedestal wash hand basin with mono mixer tap; part tiled walls; tiled floor; towel radiator; recessed spotlights.

## **Outside**

Designated parking space.

## **Tenure**

Freehold

## **Management Charges**

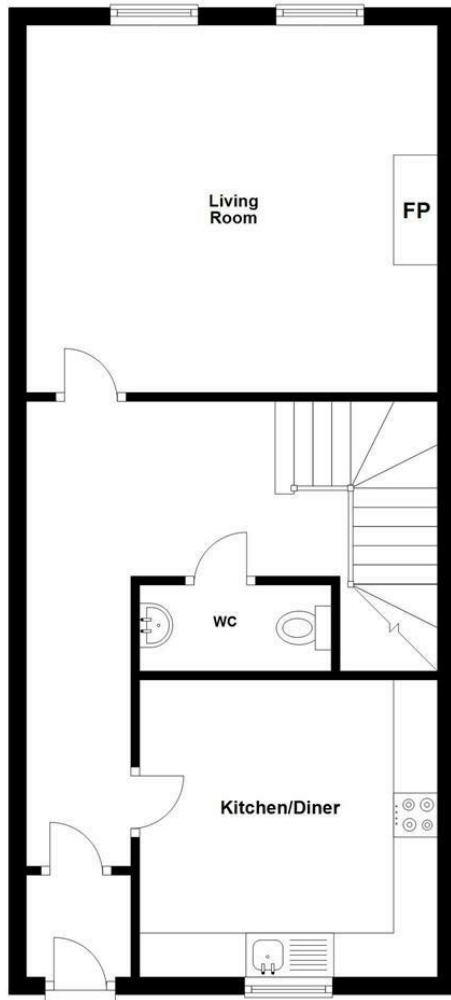
£87.62 per calendar month - covers building insurance and maintenance of communal areas.

## **Capital / Rateable Value**

£115,000. Rates Payable £1167.94 Per Annum (Approximately)

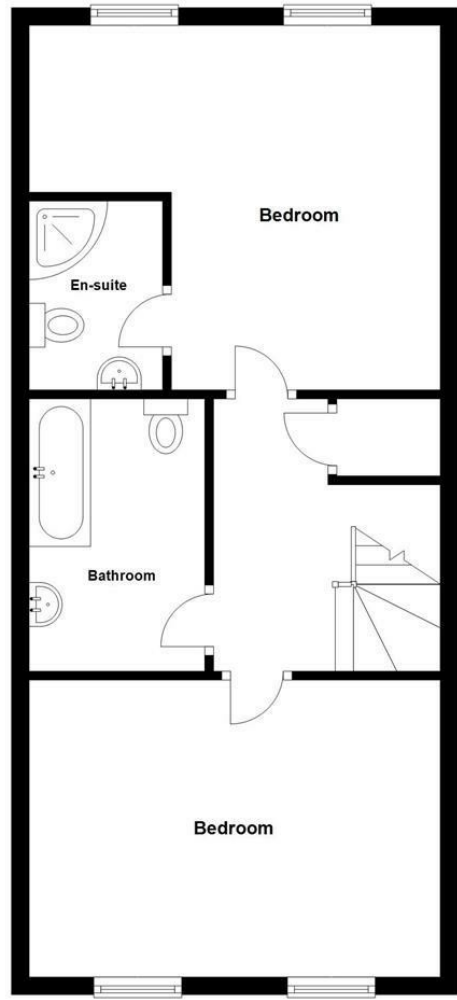
### Lower Floor

Approx. 46.3 sq. metres (498.5 sq. feet)



### Top Floor

Approx. 50.8 sq. metres (546.6 sq. feet)



Total area: approx. 97.1 sq. metres (1045.1 sq. feet)





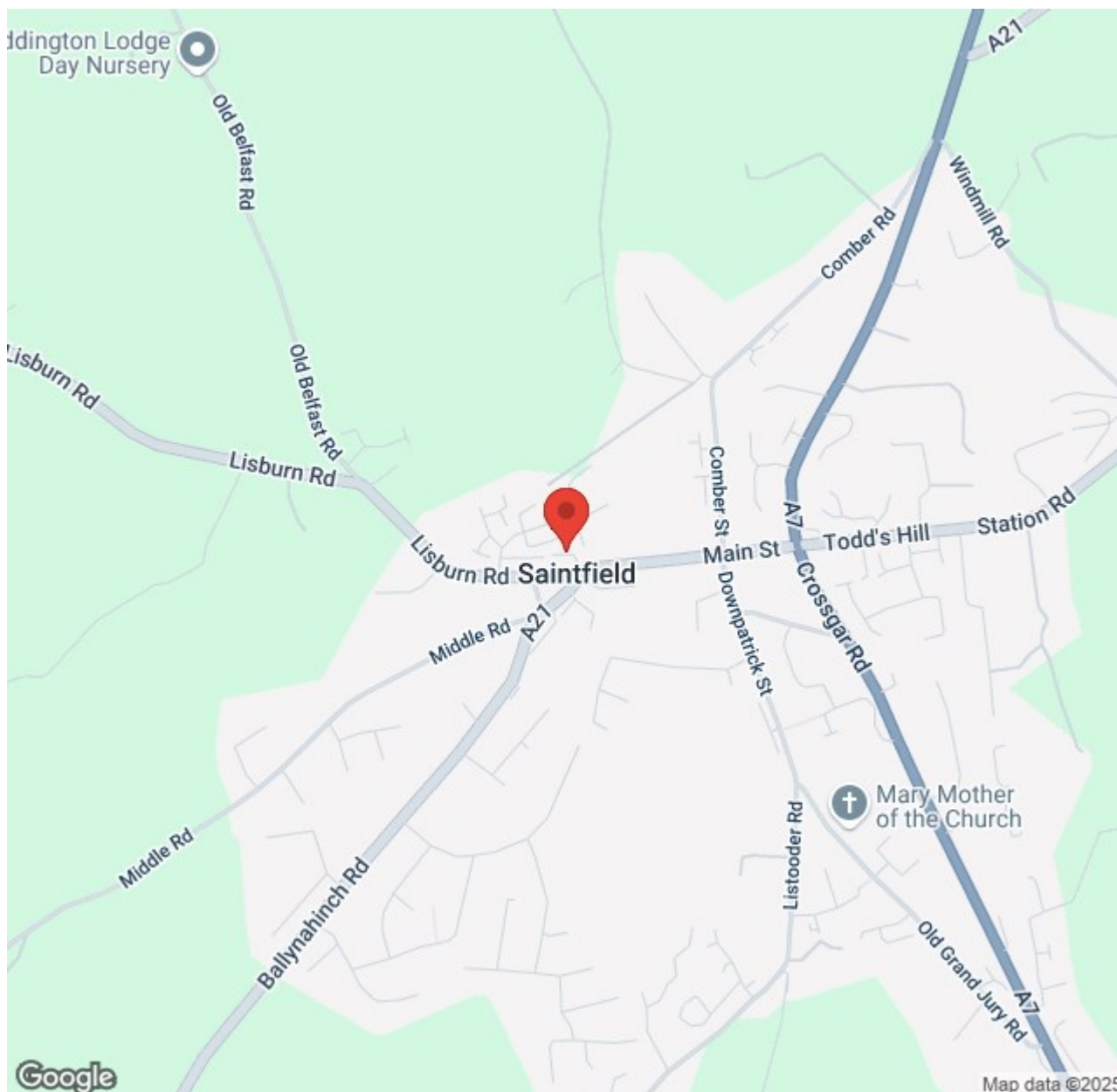












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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