

Tim Martin
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**2a The Meadows
Saintfield
BT24 7DN**

**Rent
£1,100 Per Month**

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SUMMARY

A well presented detached property, situated just off the Ballynahinch Road and within walking distance of Saintfield's bustling village.

The property is fitted with oil fired central heating and double glazing and is available immediately on an unfurnished basis. The accommodation in brief comprises of a spacious lounge with gas fire, fitted kitchen and dining area, three excellent sized bedrooms and shower room, fitted with a modern white suite. Outside, the property enjoys a spacious driveway providing excellent off street parking and leads to the detached garage. Gardens to the front and rear are laid out in lawn with a paved patio area.

Saintfield village boasts many local boutiques, coffee shops, restaurants and an excellent choice of primary and secondary schools, all of which are within walking distance. An excellent road network and public transport allows for a convenient commute to Downpatrick, Belfast and Lisburn.

RENT: £1100.00 per month

RATES: Landlord pays rates.

DEPOSIT: £1100.00

- Open Viewing: Tuesday 1st April 4.30pm - 5.15pm
- Well Presented Detached Property Situated In A Popular And Convenient Location
- Spacious Lounge With Gas Fire
- Three Excellent Sized Bedrooms
- Shower Room Fitted With A Modern White Suite
- Spacious Driveway And Detached Garage
- Oil Fired Central Heating (New Boiler Fitted) And Double Glazing
- Enclosed Rear Gardens Laid Out In Lawn With Patio Area
- Within Walking Distance To Saintfield Village, Local Shops, Schools And Public Transport
- Convenient Commute To Belfast, Downpatrick And Lisburn

Entrance Hall

Hardwood entrance door with matching side lights; telephone connection point; under stairs storage cupboard; glazed double doors through to:-

Lounge

14'11 x 11'8 (4.55m x 3.56m)

Marble fireplace with matching hearth; mahogany fire surround; tv aerial connection point; bay window; glazed double doors through to:-

Kitchen / Dining Area

18'0 x 11'2 (5.49m x 3.40m)

Good range of wood laminate high and low level cupboards and drawers incorporating a single drainer stainless steel sink unit with mixer taps; Beko electric oven and grill with 4 ring ceramic hob; space for fridge/freezer; space and plumbing for washing machine; laminate worktops with matching breakfast bar; tiled splash back; sliding patio door to the rear. (Please note: the fridge / freezer and washing machine currently in the property are left there for a tenant's convenience only and the landlord will not repair or replace during tenancy).

First Floor / Landing

Access to roofspace; insulated copper cylinder.

Bedroom 1

11'8 x 7'9 (3.56m x 2.36m)

Maximum Measurement

Bedroom 2

14'11 x 9'11 (4.55m x 3.02m)

Built-in wardrobes with mirrored doors; built-in drawers.

Bedroom 3

11'3 x 10'7 (3.43m x 3.23m)

Built-in wardrobes with mirrored doors; built-in drawers.

Shower Room

7'0 x 5'6 (2.13m x 1.68m)

Modern white suite comprising, separate shower cubicle with Mira Jump electric shower and wall mounted telephone shower attachment; fitted sliding shower door; wall mounted wash hand basin with mono mixer tap and vanity unit under; close coupled wc; towel radiator; part tiled walls; part PVC cladding.

Outside

Spacious driveway leading to the side of the property and to:-

Detached Garage

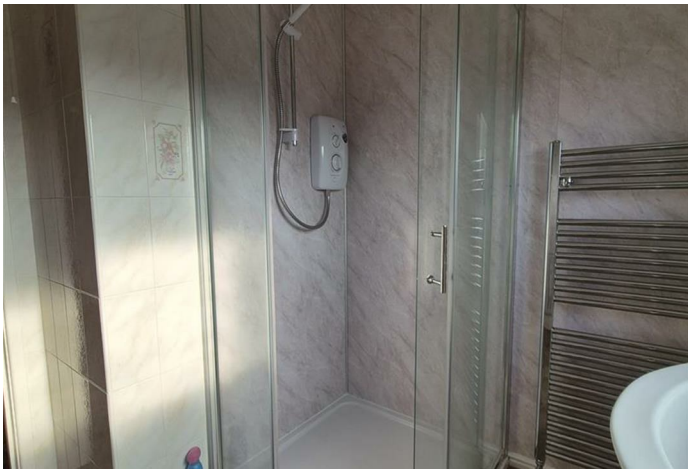
20'4 x 9'4 (6.20m x 2.84m)





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

Gardens

Front gardens laid out in lawn; enclosed rear gardens laid out in lawn; paved patio area; outside light and water tap; PVC oil storage tank.





Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	57
(39-54) E	58
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	

Northern Ireland EU Directive 2002/91/EC

Comber ■

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Saintfield

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