

Tim Martin
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**62 Belfast Road
Saintfield
BT24 7EX**

**Cash Offers
Around £100,000**

**www.timmartin.co.uk
Telephone 028 97 568300**

SUMMARY

CASH OFFERS ONLY

A detached cottage set in a secluded position, situated between Saintfield and Carryduff.

The cottage is in need of modernisation and may also provide an opportunity for a replacement dwelling.

The cottage includes, two reception rooms, two bedrooms, kitchen and shower room. The property is fitted with oil fired central heating and double glazing in uPVC frames.

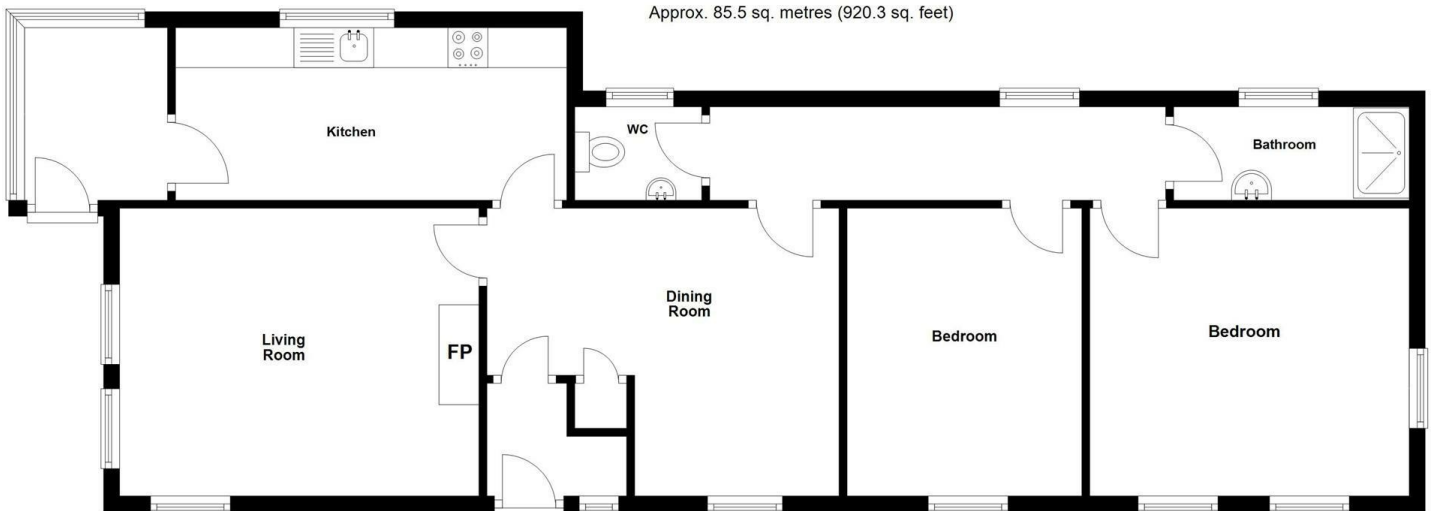
Realistically priced, the cottage affords an opportunity to own a slice of the rural countryside and is within easy access to Belfast and Lisburn.

FEATURES

- Detached Cottage Set In A Secluded Position
- Property Is In Need Of Modernisation
- Two Reception Rooms
- Two Bedrooms
- Kitchen & Shower Room
- Oil Fired Central Heating And Double Glazing
- Gardens Situated To Front And Rear
- May Provide An Opportunity For A Replacement Dwelling
- Within Easy Access To Belfast And Lisburn

Ground Floor

Approx. 85.5 sq. metres (920.3 sq. feet)



Total area: approx. 85.5 sq. metres (920.3 sq. feet)

Entrance Hall

Wood laminate floor.

Lounge

14'9 x 11'9 (4.50m x 3.58m)

Tiled fireplace and hearth.

Dining Room

14'5 x 11'9 (4.39m x 3.58m)

Wood laminate floor; hotpress with lagged copper cylinder.

Kitchen

16'0 x 6'11 (4.88m x 2.11m)

Single drainer stainless steel sink unit with mixer taps; range of laminate eye and floor level cupboards and drawers; space for electric cooker; plumbed and space for washing machine; part tiled walls.

Rear Porch

7'3 x 5'10 (2.21m x 1.78m)

Ceramic tiled floor.

Rear Hallway

Leading to:-

WC

5'9 x 4'3 (1.75m x 1.30m)

White suite comprising, close coupled wc; pedestal wash hand basin; ½ tiled walls; tiled floor.

Bedroom 1

10'4 x 9'7 (3.15m x 2.92m)

Built-in shelves.

Bedroom 2

13'1 x 10'4 (3.99m x 3.15m)

Shower Room

White suite comprising, tiled shower cubicle with Triton electric shower; glass sliding shower door and side panel; vanity unit with wash hand basin and chrome swan neck mixer taps, cupboard under; tiled floor and walls.

Outside

Shared gravel drive to a private gravelled drive and leading to:-

Detached Garage

15'1 x 9'2 (4.60m x 2.79m)

Double doors.

Boiler House

Oil fired boiler; PVC oil storage tank.

Gardens

Gardens to front and rear.

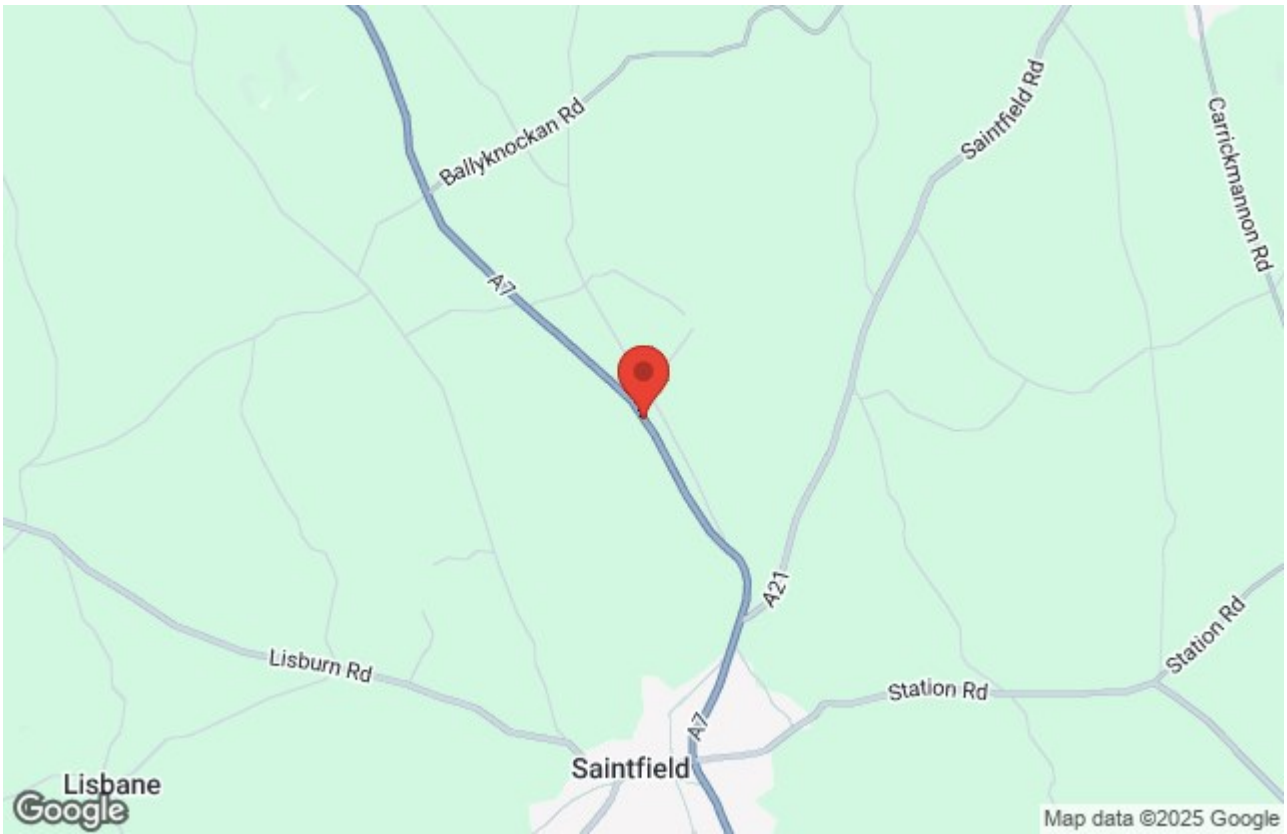
Capital / Rateable Value

£135,000. Rates Payable = £1311.93 per annum (approximately)

Tenure

Freehold





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		
Northern Ireland	48	60
EU Directive 2002/91/EC		

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Comber
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