

Tim Martin
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**25 Woodrow Gardens
Saintfield
BT24 7WG**

**Offers Over
£149,950**

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SUMMARY

This beautifully presented ground floor apartment is situated only a short stroll from Saintfield's bustling village and public transport.

Ideal for a first time buyer, those wishing to downsize or investor, the property boasts well appointed accommodation. The entrance hall leads to a spacious lounge with dining area and modern fitted kitchen. The two bedrooms are an excellent size, both benefiting from built in storage, with the principal bedroom enjoying an en suite shower room and patio doors opening to communal rear gardens. The accommodation is completed by the principal bathroom fitted with a modern white suite.

The property enjoys the benefits of gas fired central heating, double glazing, designated parking, alarm system and communal gardens.

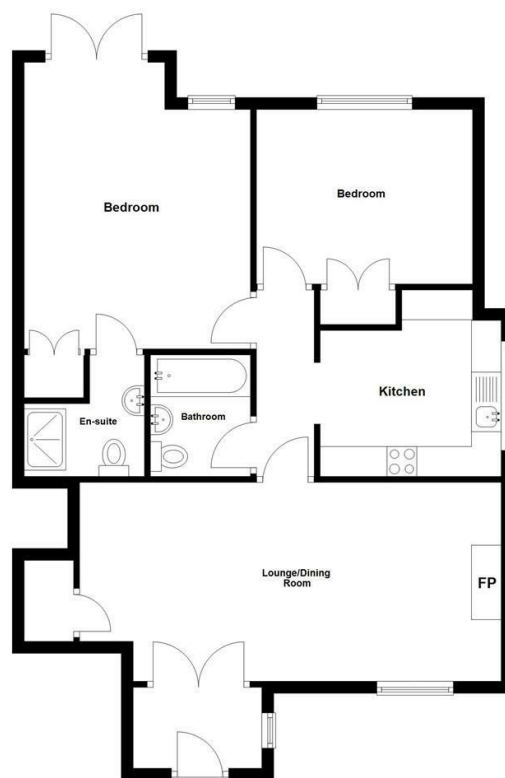
Many local amenities are within walking distance including boutiques, coffee shops, churches, library and doctors surgery. Academy Primary and Saintfield High Schools are both a short walk away. An excellent public transport service and road network allows for a convenient commute to Belfast, Lisburn and Downpatrick; as well as schools in the surrounding towns and Belfast.

FEATURES

- Well Presented Ground Floor Apartment
- Fitted Kitchen with Integrated Appliances
- Principal Bedroom with En Suite Shower and Patio Doors Opening to Communal Gardens
- Gas Fired Central Heating and Double Glazing
- Excellent Public Transport Only Yards From the Apartment
- Generous Lounge with Dining Area
- Two Bedrooms with Storage Cupboards
- Bathroom with Modern White Suite
- Within Walking Distance to Saintfield's Local Amenities
- Communal Gardens Laid Out in Lawns

Ground Floor

Approx. 77.9 sq. metres (839.0 sq. feet)



Total area: approx. 77.9 sq. metres (839.0 sq. feet)

Entrance Hall

Ceramic tiled floor; glazed double doors to:-

Lounge / Dining Room 23'2 x 10'11 (7.06m x 3.33m)

Built-in storage cupboard; electric fire in tiled inset and carved mahogany surround with matching tiled hearth; tv aerial and telephone connection points.

Kitchen 10'3 x 9'10 (3.12m x 3.00m)

Maximum Measurements

Good range of painted finish high and low level cupboards and drawers with formica worktops and incorporating a 1½ tub single drainer stainless steel sink unit with swan neck mixer taps; integrated Beko fridge/freezer; Baumatic double electric ovens; 4 ring gas hob with pull out canopy concealing light and extractor fan over; Vaillant gas fired boiler; space and plumbing for washing machine; part tiled walls; ceramic tiled floor.

Bedroom 1 12'0 x 9'6 (3.66m x 2.90m)

Built-in cupboard with shelving.

Bedroom 2 15'9 x 12'6 (4.80m x 3.81m)

Maximum Measurements

Built-in cupboard with clothing rails; double glazed patio doors to communal garden.

En Suite Shower Room 6'8 x 6'6 (2.03m x 1.98m)

Maximum Measurements

Modern white suite comprising walk-in rectangular shower cubicle with thermostatically controlled shower and wall mounted telephone shower attachment; glass sliding shower door and side panel; PVC clad walls; close coupled wc; high gloss vanity unit with wash hand basin, chrome mono mixer tap and cupboard under; tiled walls and floor; LED spotlights.

Bathroom 6'8 x 5'5 (2.03m x 1.65m)

White suite comprising panel bath with chrome pillar mixer taps; pedestal wash hand basin; close coupled wc; wall mounted glass shelf; tiled walls with feature border; tiled floor.

Outside

Communal gardens to front and rear laid out in lawn; outdoor electric socket at front door; flagged path from designated parking space and around the apartment.

Tenure

Freehold

Management Charges

£460.20 Twice Yearly. Covers Building Insurance and Maintenance of Communal Areas.

Capital / Rateable Value

£95,000. Rates Payable £990.21 Per Annum Approximately

Location

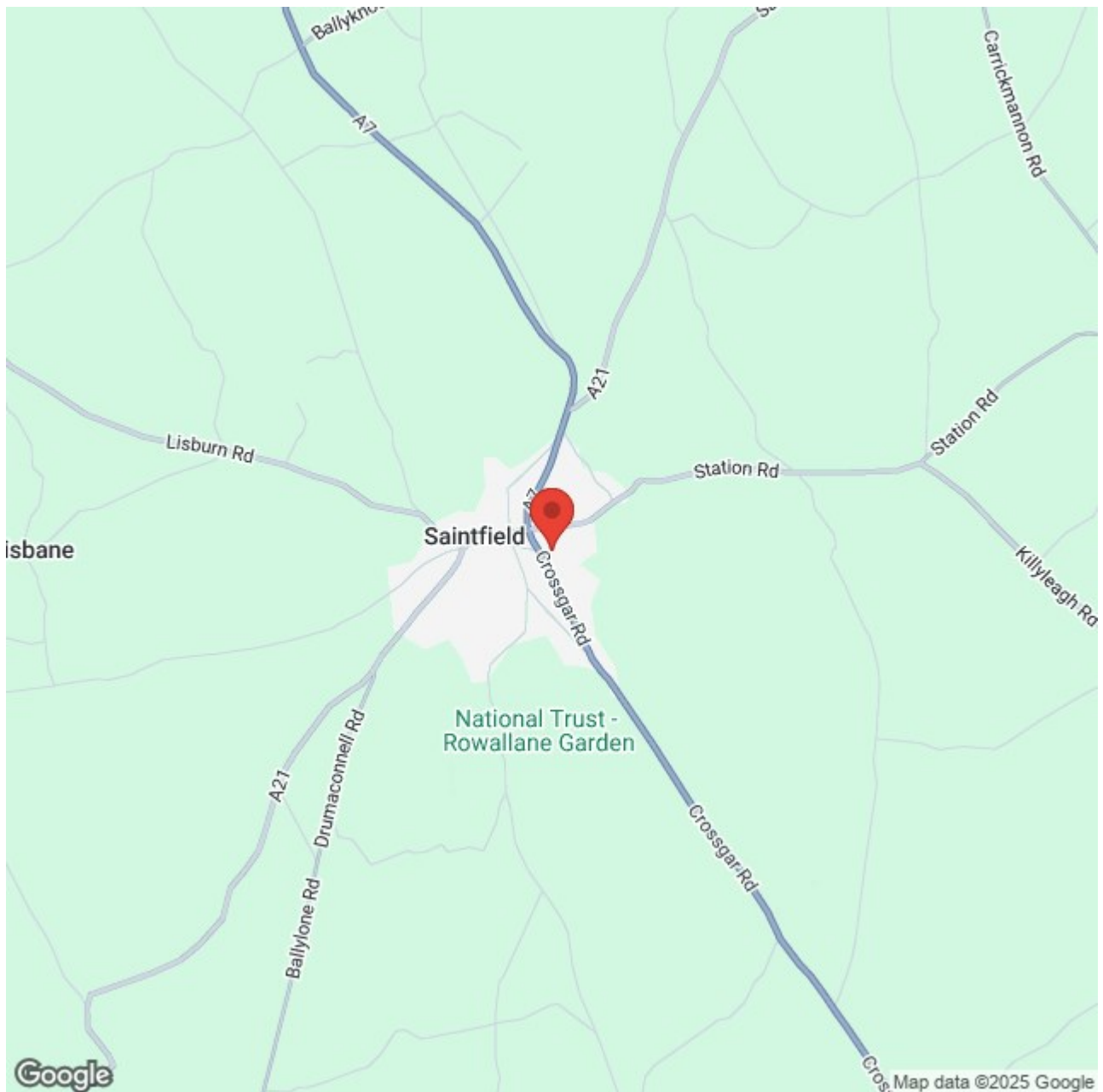
From Todds Hill, turn right into Station Mews. At the end of that street turn right into Woodrow Gardens and follow the street round to the left. The apartment door is on the right hand side of the steps outside the building.











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		

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