

**Tim Martin**  
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**11 Moyra Crescent  
Saintfield  
BT24 7AG**

**Offers Around  
£250,000**

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## SUMMARY

This newly renovated detached family home is situated in a highly sought after residential area of Saintfield, just a short walk from an excellent choice of local amenities.

The property is fitted with oil fired central heating and uPVC double glazing and has been finished to an exceptional standard throughout leaving the purchaser nothing to do but move in and enjoy modern convenient living!

The ground floor features a bright and spacious lounge that seamlessly opens into a contemporary fitted kitchen and dining area – perfect for everyday living and entertaining. On the first floor, there are three excellent sized bedrooms and a family bathroom, fitted with a modern white suite. A driveway to the front provides off street parking and leads to the integral garage with utility area and wc.

Gardens to the front and rear are laid out in lawn with a paved patio area and are planted with an excellent range of shrubs providing beautiful colour all year round.

Saintfield village is renowned for its charming boutiques, coffee shops, restaurants, and doctors' surgery. It also boasts excellent primary and secondary schools. Nearby, Rowallane Gardens hosts a range of family-friendly events throughout the year. For commuters, the property offers easy access to the excellent road network and public transport links, making it ideal for travel to Downpatrick, Lisburn, and Belfast city centre.

## FEATURES

- Newly Renovated Detached Family Home Situated in This Highly Sought After Area
- Bright and Spacious Lounge
- Contemporary Fitted Kitchen with Integrated Appliances and Dining Area
- Three Excellent Sized Bedrooms
- Family Bathroom Fitted with a Modern White Suite
- Oil Fired Central Heating and uPVC Double Glazing
- Driveway Providing Off Street Parking and Leading to the Integral Garage with Utility Area and WC
- Gardens to the Front and Rear Laid Out in Lawn with Paved Patio Area
- Within Walking Distance to Saintfield Village, Rowallane Gardens, Public Transport and Local Primary and Secondary Schools
- Convenient Commuting Distance to Lisburn, Downpatrick and Belfast city centre

## **Entrance Hall**

Painted hardwood entrance door; wood laminate floor; cloak cupboard.

## **Lounge**

**15'7 x 11'0 (4.75m x 3.35m)**

Wood laminate floor; corniced ceiling; open through to:-

## **Kitchen / Dining Area**

**18'9 x 7'10 (5.72m x 2.39m)**

Contemporary fitted high and low level cupboards and drawers incorporating Hafelle 1½ tub stainless steel sink unit with mixer taps; integrated Beko electric under oven with Beko 4 ring ceramic hob; Caple extractor hood over; Beko fridge/freezer; Beko dishwasher; wood laminate worktops with matching upstands; wood laminate floor; access to rear hall and integral garage with utility area and wc.

## **First Floor / Landing**

Access to roofspace.

## **Bedroom 1**

**8'1 x 7'11 (2.46m x 2.41m)**

Built-in wardrobe.

## **Bedroom 2**

**12'1 x 10'3 (3.68m x 3.12m)**

## **Bedroom 3**

**11'6 x 10'3 (3.51m x 3.12m)**

## **Bathroom**

**8'0 x 7'11 (2.44m x 2.41m)**

Stunning white suite comprising panel bath with pillar mixer taps; Mira Zest electric shower with wall mounted telephone shower attachment; curved glass shower screen; wall mounted wash hand basin with mono mixer tap and vanity unit under; close coupled wc; part tiled walls; vinyl floor; towel radiator; hotpress with lagged copper cylinder.

## **Outside**

Bitmac driveway leading to:-

## **Integral Garage**

**15'1 x 9'0 (4.60m x 2.74m)**

Roller shutter door; light and power points; Warmflow oil fired boiler.

## **Utility Room / WC**

**8'4 x 5'2 (2.54m x 1.57m)**

White suite comprising close coupled wc; wall mounted wash hand basin with mono mixer tap and vanity unit under; space and plumbing for washing machine; PVC tongue and groove ceiling; access to rear.

## **Gardens**

Front garden laid out in lawn and planted with ornamental and flowering shrubs boasting fabulous colour all year round; partially enclosed rear gardens laid out in lawn; paved patio area; outside lights and water tap; PVC oil storage tank.

**Tenure**

Leasehold

**Ground Rent**

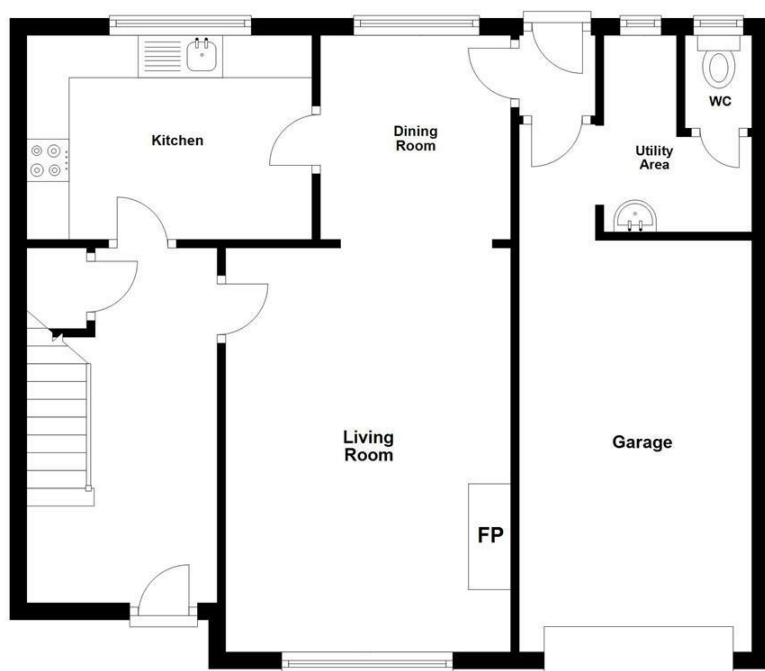
£27.50 per annum (approximately)

**Capital / Rateable Value**

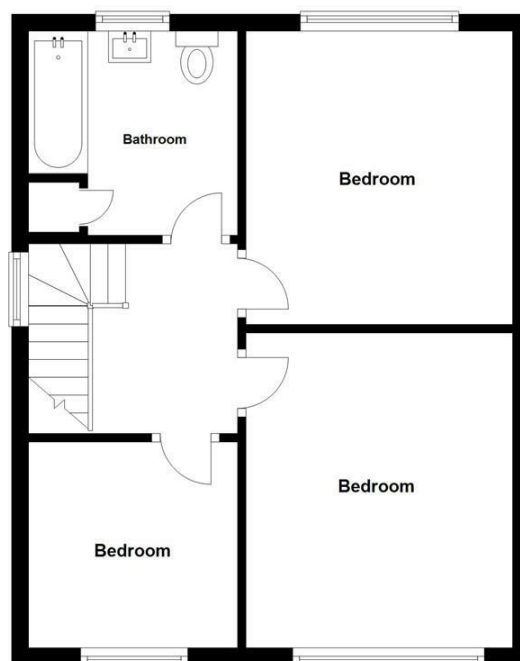
£140,000. Rates Payable £1360.52 Per Annum Approximately

**Ground Floor**

Approx. 61.0 sq. metres (656.9 sq. feet)

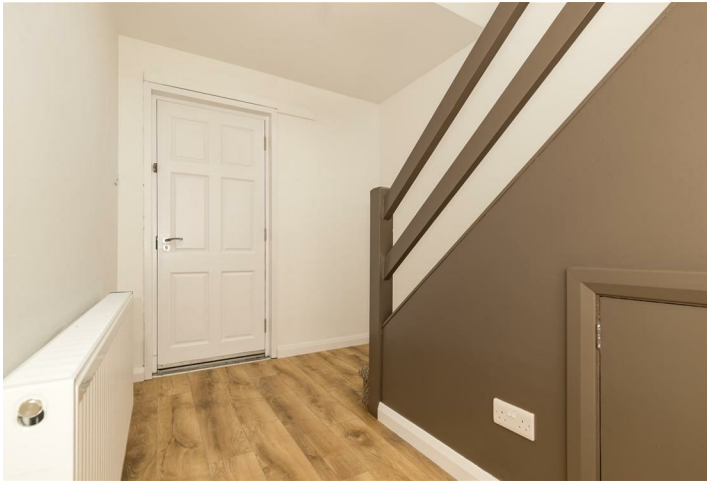
**First Floor**

Approx. 42.1 sq. metres (452.7 sq. feet)



Total area: approx. 103.1 sq. metres (1109.5 sq. feet)



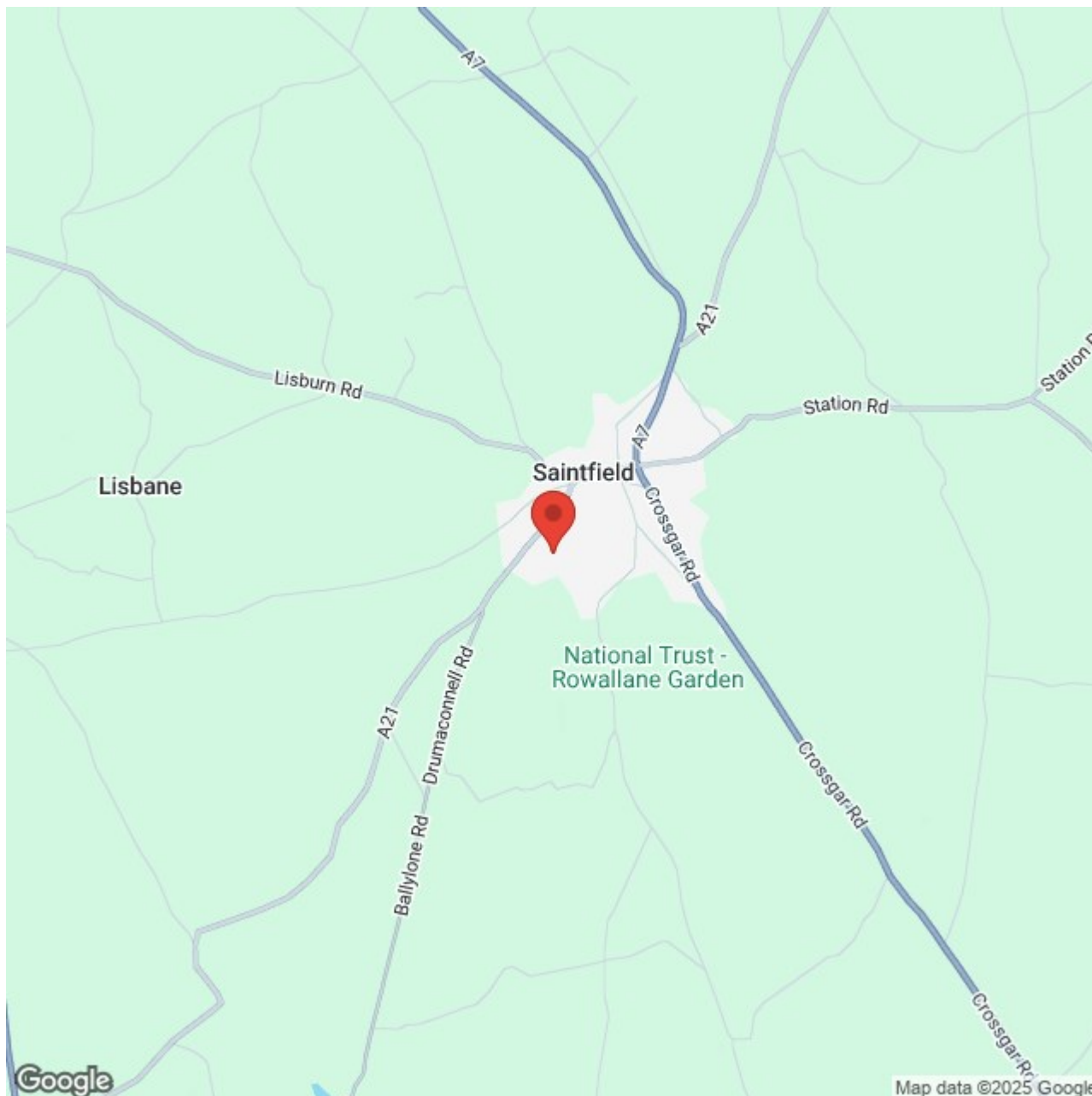












**RICS**



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		
	48	61

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