

**Tim Martin**  
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**38 Moyra Drive  
Saintfield  
BT24 7AF**

**Offers Around  
£195,000**

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## SUMMARY

Occupying a spacious site within a highly regarded development on the outskirts of Saintfield village, this well presented semi-detached home offers a perfect opportunity for first time buyers, young couples, or families.

The property benefits from gas heating and uPVC double glazing and features well-appointed accommodation throughout. Inside, you'll find three excellent sized bedrooms, spacious lounge with open fire and separate dining room, fitted kitchen, and bathroom complete with a modern white suite.

Externally, the home boasts a spacious driveway providing ample off street parking and access to a detached garage. The well maintained gardens to the front, side, and rear offer plenty of outdoor space, with a large, paved patio area perfect for entertaining or relaxing with family and friends.

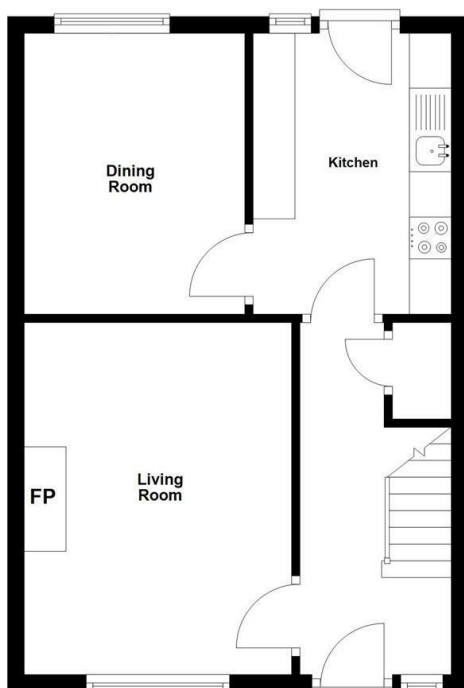
Saintfield village is thriving with many local boutiques, coffee shops, pubs and restaurants and an excellent choice of primary and secondary schools. An excellent road network allows for a convenient commute to Downpatrick, Lisburn and Belfast city centre.

## FEATURES

- Semi Detached Property Located Within This Popular and Convenient Residential Development
- Spacious Lounge with Open Fire and Separate Dining Room
- Gas Heating (Calor Gas) and uPVC Double Glazing
- Gardens to the Front, Side and Rear Laid out in Lawn with a Spacious Paved Patio Area
- Convenient Commute to Downpatrick, Belfast and Lisburn
- Three Excellent Sized Bedrooms
- Fitted Kitchen and Modern Fitted Bathroom
- Spacious Driveway Leading to the Detached Garage
- Within Walking Distance to Saintfield Village, Local Amenities, Schools and Public Transport
- Ideal Home for the First Time Buyer, Young Couple or Family

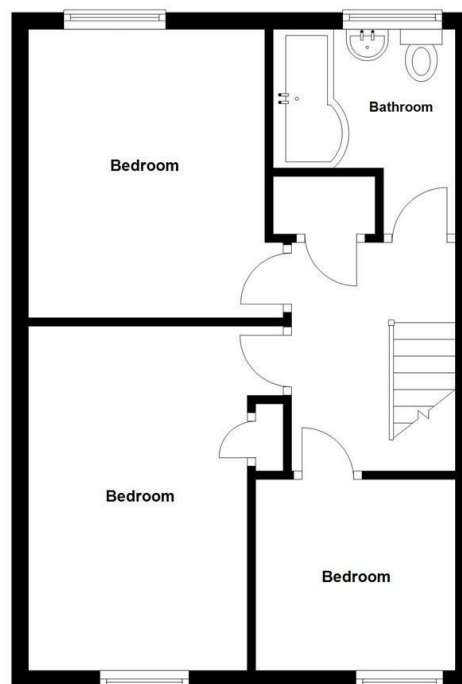
### Ground Floor

Approx. 39.3 sq. metres (422.6 sq. feet)



### First Floor

Approx. 39.2 sq. metres (421.9 sq. feet)



Total area: approx. 99.5 sq. metres (1070.5 sq. feet)

## **Entrance Hall**

Glazed uPVC entrance door with matching side light; wood laminate floor; under stairs storage cupboard.

## **Lounge**

**13'11 x 10'5 (4.24m x 3.18m)**

Granite fireplace with matching hearth; wooden fire surround; corniced ceiling; tv aerial connection point.

## **Kitchen**

**10'11 x 7'9 (3.33m x 2.36m)**

Range of wood laminate high and low level cupboards and drawers incorporating a 1½ tub stainless steel sink unit with mixer taps; space for electric cooker; Belling extractor hood over; space an plumbing for dishwasher and washing machine; space for fridge/freezer; laminate worktops; tiled walls; glazed uPVC door to rear.

## **Dining Room**

**11'1 x 8'6 (3.38m x 2.59m)**

## **First Floor / Landing**

Hotpress with lagged copper cylinder; access to roofspace (via a Slingsby type ladder - partially floored).

## **Bedroom 1**

**13'8 x 8'7 (4.17m x 2.62m)**

Built-in storage cupboard; telephone connection point.

## **Bedroom 2**

**7'10 x 7'5 (2.39m x 2.26m)**

## **Bedroom 3**

**11'3 x 9'1 (3.43m x 2.77m)**

## **Bathroom**

**8'0 x 7'1 (2.44m x 2.16m)**

Maximum Measurements

White suite comprising curved panel bath with pillar mixer taps and wall mounted telephone shower attachment; electric shower unit with wall mounted telephone shower attachment; close coupled wc with concealed cistern; wash hand basin with mono mixer tap and vanity unit under; tiled walls and floor; PVC tongue and groove ceiling; recessed spotlighting; towel radiator; extractor fan.

## **Outside**

Spacious bitmac driveway providing off street parking and leading to:-

## **Detached Garage**

**19'10 x 10'0 (6.05m x 3.05m)**

Roller shutter door; side access; light and power points; gas fired boiler.

## **Gardens**

Front gardens laid out in lawns with shrubery; side and rear gardens laid out in lawns with paved patio area; planted with mature hedging and shrubs.

## **Tenure**

Leasehold. 999 year Lease from 02/10/1985

## **Ground Rent**

£40 per annum.

## **Capital / Rateable Value**

£110,000. Rates Payable £1117.16 Per Annum (Approximately)







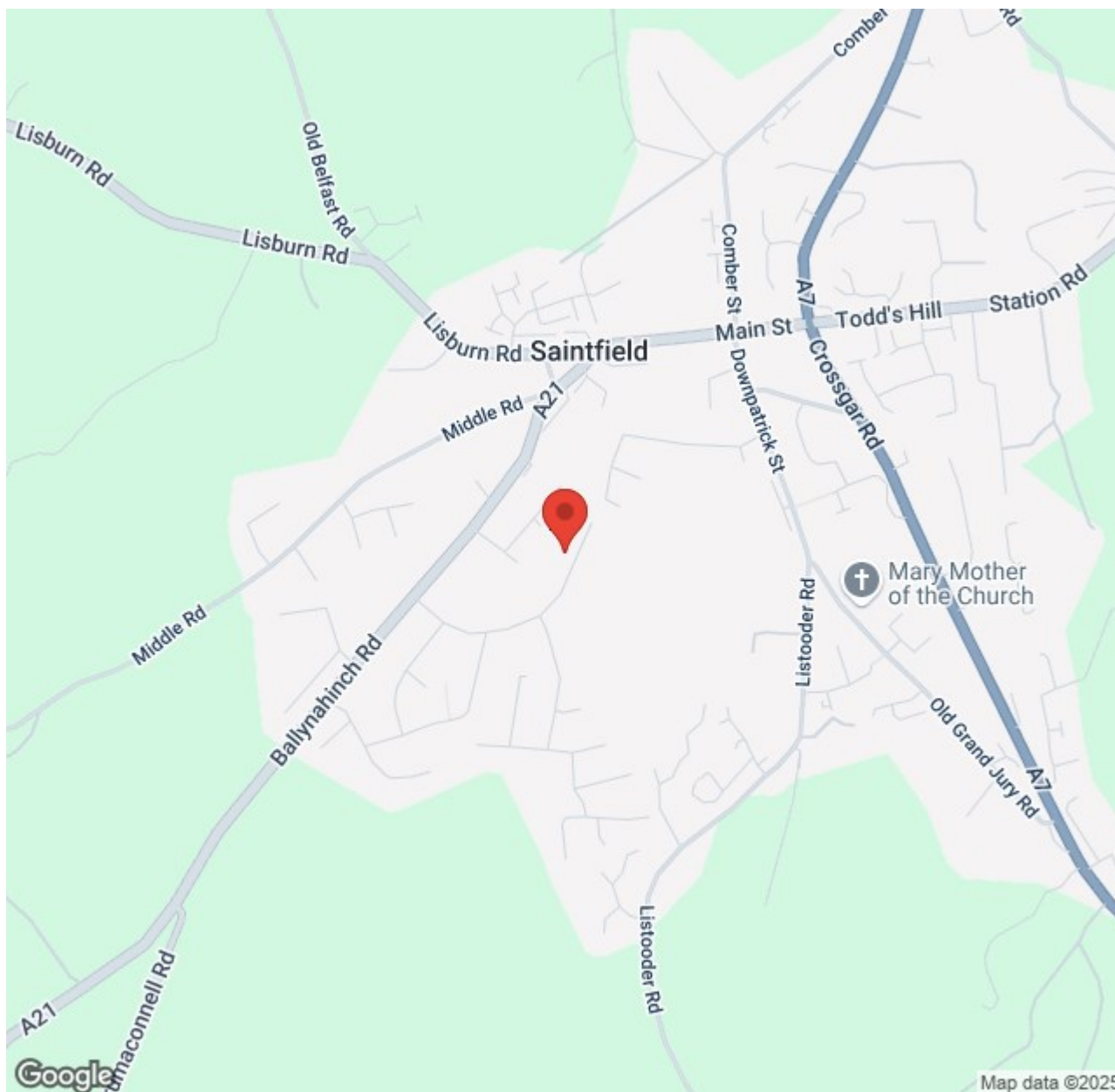












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	39	53
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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