

**Tim Martin**  
— .co.uk



**10 Woodside Gardens  
Crossgar  
BT30 9DA**

**Offers Around  
£140,000**

[www.timmartin.co.uk](http://www.timmartin.co.uk)  
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## SUMMARY

An impeccably presented end town house situated in this quiet cul-de-sac convenient to the town centre.

The property has been extensively modernised in recent years and is tastefully decorated throughout. The accommodation includes a modern kitchen and lounge on the ground floor. Three bedrooms with built-in wardrobes and bathroom are located on the first floor. Gas fired central heating is fitted.

The property backs onto the mature Monastery grounds providing a peaceful setting to the property, while benefiting from communal parking to side.

Crossgar offers a good range of shops and amenities and has the added benefit of good public transport connecting schools in Downpatrick, Ballynahinch, Saintfield and South Belfast with a choice of primary and secondary schools within the town.

The property is ideal for the first time buyer or an investor.

### FEATURES

- Immaculately Presented End Town House
- 3 Bedrooms With Built-In Wardrobes
- Modern Kitchen with Dining Area
- Recently Decorated
- Gas Fired Central Heating
- Convenient to local amenities
- Lounge
- Modern Shower Room
- Double glazing

**Entrance Hall**

Wood laminate floor.

**Lounge**

**14'0 x 13'8 (4.27m x 4.17m)**

Wood laminate floor; twin telephone connection points; Openreach connection point.

**Kitchen / Dining**

**17'1 x 12'3 (5.21m x 3.73m)**

Good range of modern laminate eye and floor level cupboards and drawers; formica worktops; integrated Blomberg electric under oven; Belling 4 ring ceramic hob with stainless steel extractor unit over; space and plumbing for washing machine and dishwasher; space for fridge/freezer; wood laminate floor; storage cupboard under stairs; high level tv aerial and power points; LED spotlights.

**First Floor / Landing**

Hotpress with Worcester gas fired boiler;

**Bedroom 1**

**8'9 x 8'0 (2.67m x 2.44m)**

Built-in wardrobe.

**Bedroom 2**

**12'3 x 8'9 (3.73m x 2.67m)**

Built-in wardrobe.

**Bedroom 3**

**12'0 x 10'6 (3.66m x 3.20m)**

Built-in wardrobe.

**Shower Room**

**8'2 x 5'10 (2.49m x 1.78m)**

Contemporary white suite comprising shower cubicle with PVC panelling; Triton Enrich electric shower; glass shower door and side panel; close coupled wc; pedestal wash hand basin with chrome mono mixer tap; chrome heated towel rail; PVC clad walls; LED spotlights; extractor fan.

**Outside**

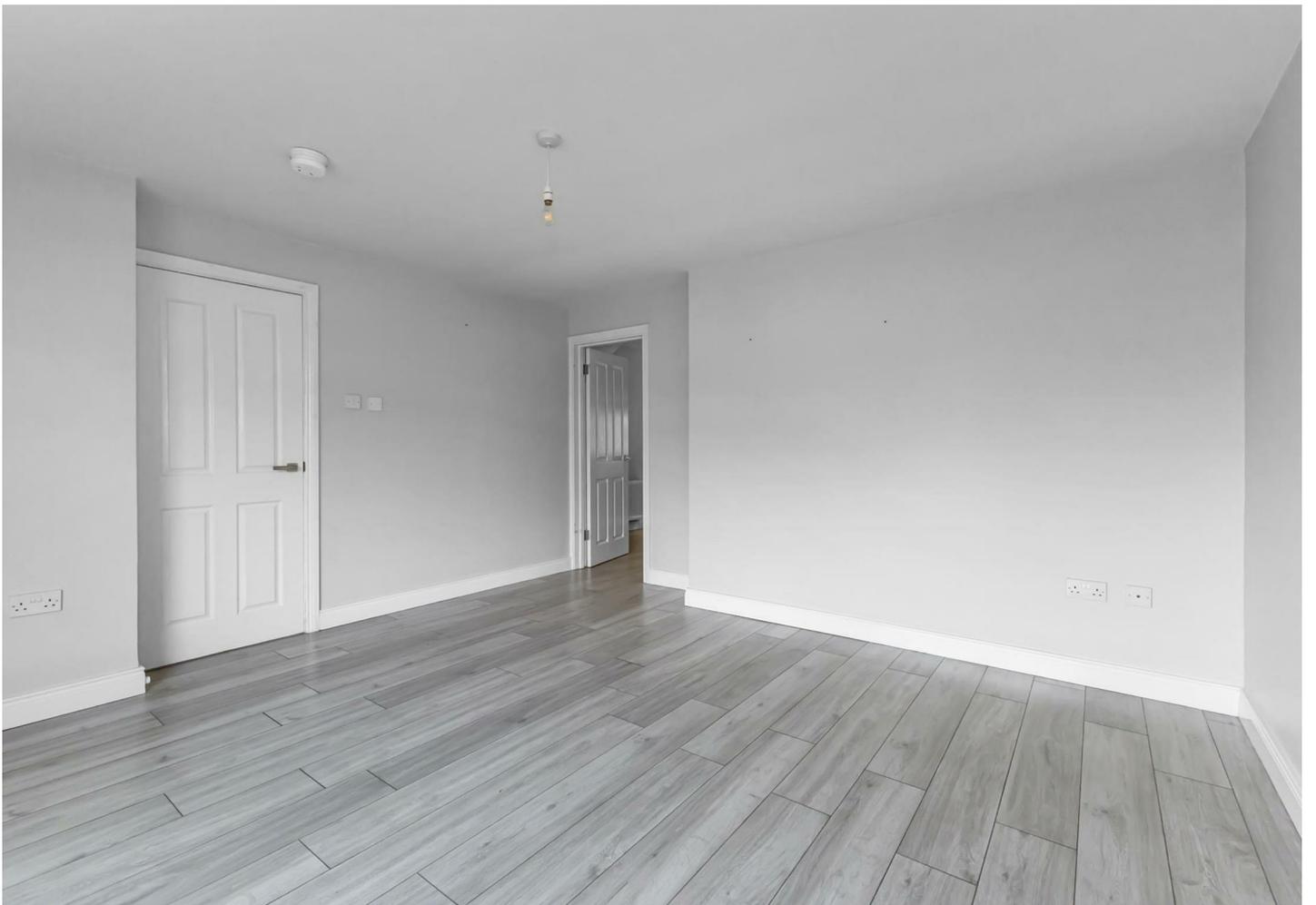
Communal parking to side; decorative gravel garden to front planted with a selection of shrubs; enclosed concrete yard to rear with store.

**Tenure**

Freehold

**Capital / Rateable Value**

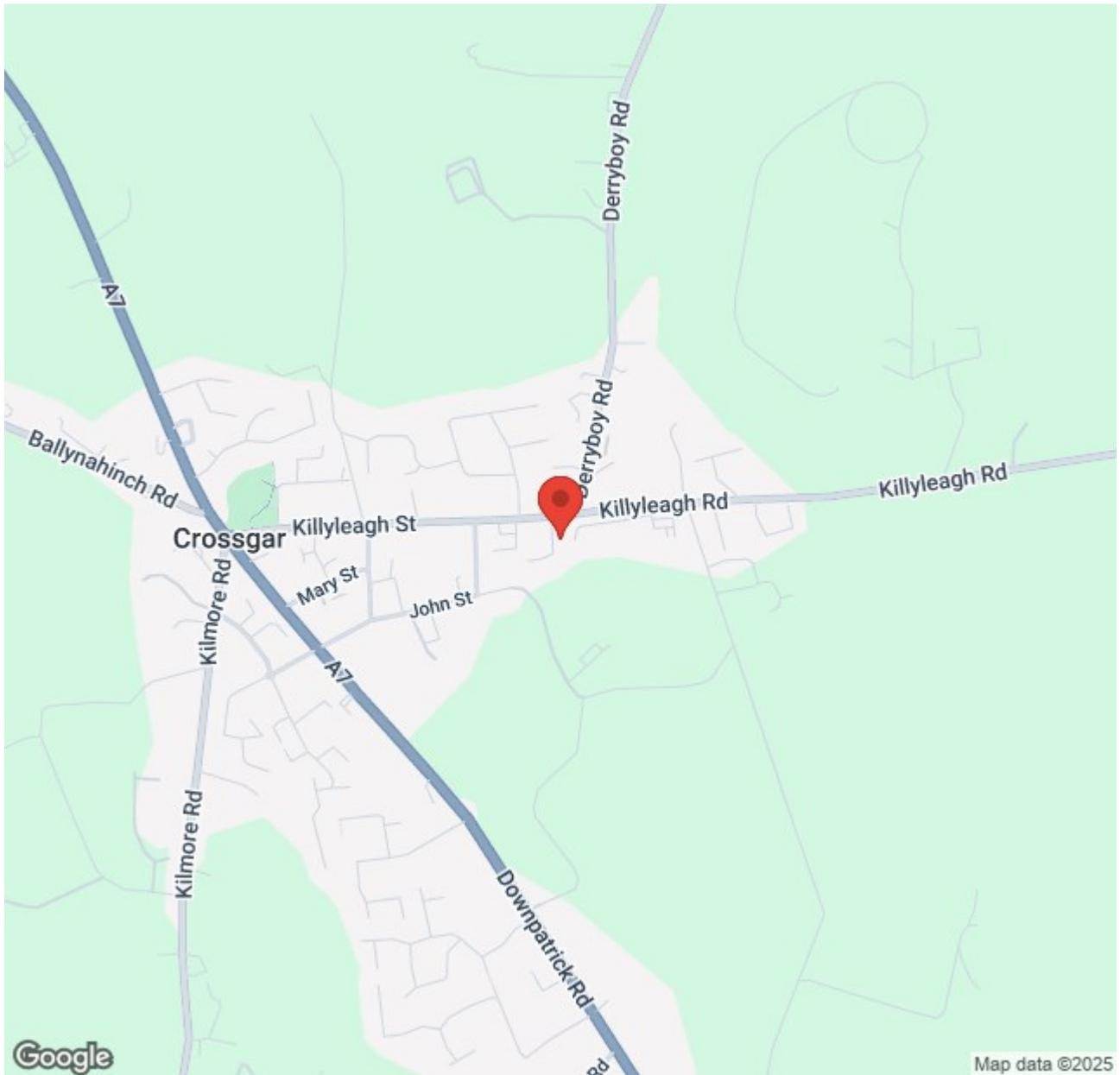
£75,000. Rates Payable = £761.70 Per Annum (Approximately)











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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 T 028 97 568300

Comber  
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 T 028 91 8789596

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