

Tim Martin
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**3 Wicket Lane
Saintfield
BT24 7FJ**

**Offers Around
£179,950**

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SUMMARY

This well presented townhouse is ideally situated in the much sought after Saintfield Mill development and is perfect for the first time buyer, young couple or investor.

Fitted with oil fired central heating, double glazing and an excellent energy rating, the accommodation comprises of a spacious lounge with wood burning stove, modern fitted kitchen with casual dining area and downstairs WC. The first floor enjoys two excellent sized bedrooms with the principle bedroom complete with an ensuite shower room and a bathroom, fitted with a modern white suite. Outside, enclosed rear gardens are laid out in lawn and enjoy a southerly aspect.

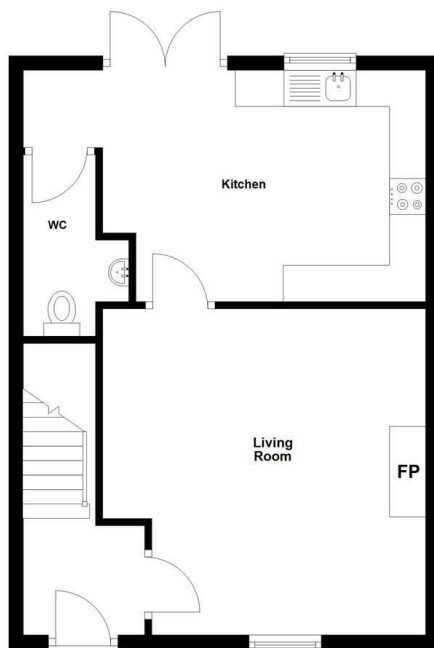
Saintfield village is within walking distance as too are many amenities including local boutiques, restaurants, primary and secondary schools, churches and doctors surgery. An excellent public transport service and road network allow for a convenient commute to Downpatrick, Lisburn and Belfast.

FEATURES

- Well Presented Townhouse Set Within This Popular Saintfield Development
- Modern Fitted Kitchen, Integrated Appliances & Casual Dining
- Modern Fitted Bathroom and Downstairs WC
- Enclosed Rear Gardens Laid Out in Lawn with Southerly Aspect
- Convenient Commute to Belfast, Downpatrick and Lisburn
- Spacious Lounge with Wood Burning Stove
- Two Excellent Sized Bedrooms Including Master Bedroom Ensuite
- Oil Fired Central Heating, Double Glazing and an EPC Rating
- Within Walking Distance to Saintfield Village, Local Schools, Shops and Restaurants
- Perfect For the First Time Buyer, Young Couple or Investor

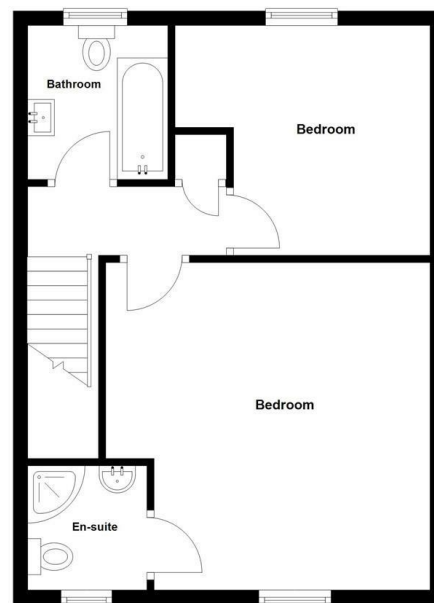
Ground Floor

Approx. 43.5 sq. metres (468.2 sq. feet)



First Floor

Approx. 43.5 sq. metres (468.7 sq. feet)



Total area: approx. 87.0 sq. metres (937.0 sq. feet)

Entrance Hall

Solid wood front door; wood laminate floor; telephone connection point.

Lounge

14'9 x 14'7 (4.50m x 4.45m)

Maximum Measurements

Wood burning stove on granite hearth; wood laminate floor; recessed spotlights; tv and telephone connection points.

Kitchen

14'7 x 10'5 (4.45m x 3.18m)

Good range of modern wood laminate high and low level cupboards and drawers incorporating a Franke 1½ tub stainless steel sink unit with mixer taps; integrated Beko electric oven; 4 ring ceramic hob; extractor hood with curved glass inset over; space for fridge/freezer; space and plumbing for washing machine; integrated microwave; Gorenje dishwasher; formica worktops; tiled splash back; tiled floor; recessed spotlights; glazed double doors to rear.

WC

8'2 x 3'2 (2.49m x 0.97m)

White suite comprising close coupled wc; wall mounted wash hand basin with mono mixer tap; tiled floor; recessed spotlights; extractor fan.

First Floor / Landing

Access to roofspace (partially floored); hotpress with Ariston hot water tank.

Bedroom 1

14'9 x 14'8 (4.50m x 4.47m)

Recessed spotlights; telephone and tv aerial connection points.

En Suite Shower Room

5'7 x 5'3 (1.70m x 1.60m)

Modern white suite comprising separate shower cubicle with Aquatherm thermostatically controlled shower unit and wall mounted telephone shower attachment; fitted sliding shower doors; semi pedestal wash hand basin with mono mixer tap; close coupled wc; part tiled walls; tiled floor; towel radiator; recessed spotlights.

Bedroom 2

11'6 x 10'5 (3.51m x 3.18m)

Maximum Measurements

TV aerial connection point.

Bathroom

6'10 x 6'3 (2.08m x 1.91m)

Modern white suite comprising panelled bath with pillar mixer taps; thermostatically controlled shower unit with wall mounted telephone shower attachment; close coupled wc; semi pedestal wash hand basin with mono mixer tap; towel radiator; part tiled walls; tiled floor; recessed spotlights.

Outside

Enclosed rear garden laid out in lawn; outside light and water tap; PVC oil storage tank; enclosed oil fired boiler; rear access for bins etc; designated parking space to the rear.

Tenure

Freehold

Management Charges

£177.96 Per Annum (Approximately) - includes maintenance of common areas, public liability insurance and street lighting.

Capital / Rateable Value

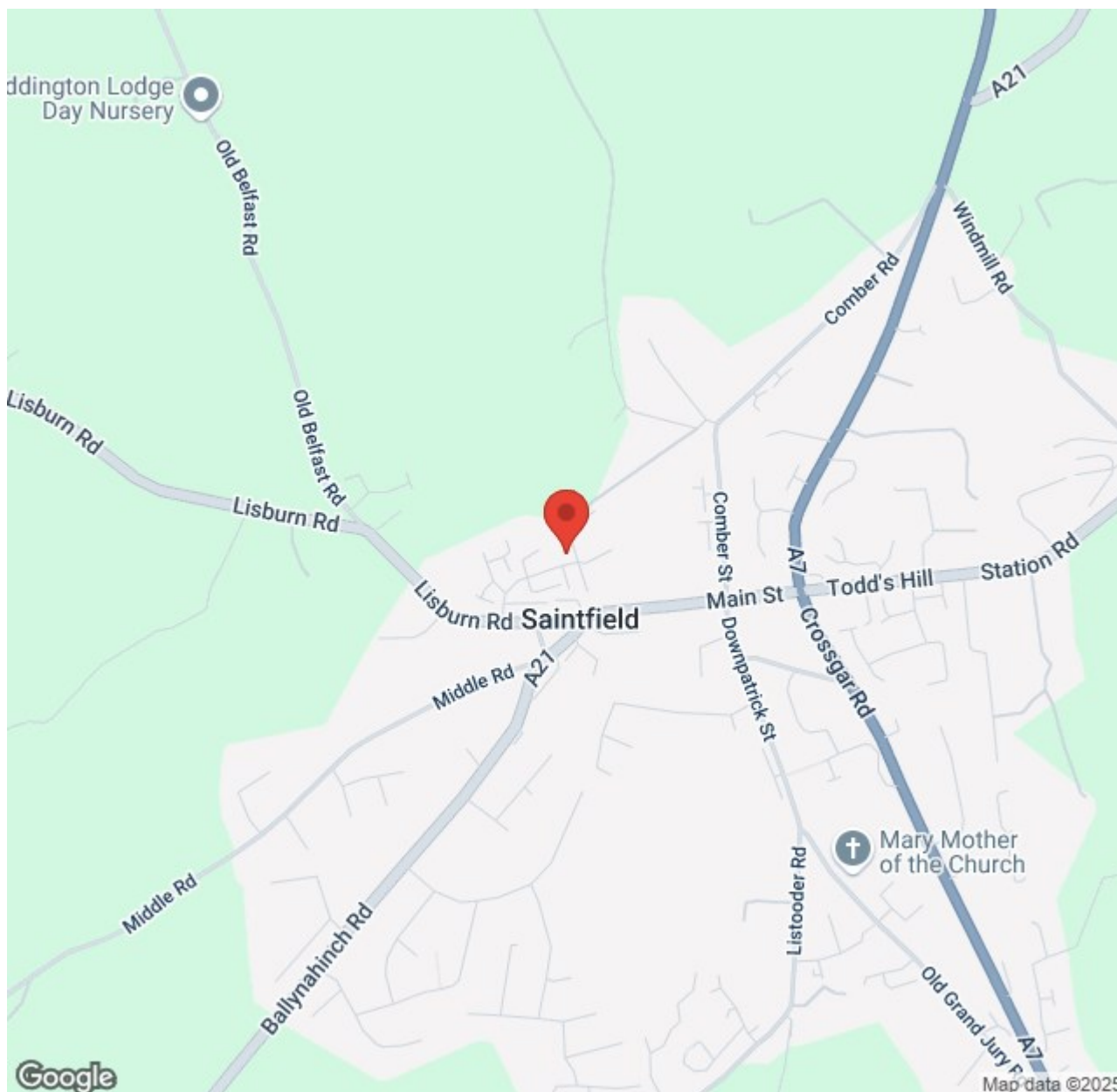
£125,000. Rates Payable = £1269.50 Per Annum (Approximately)











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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