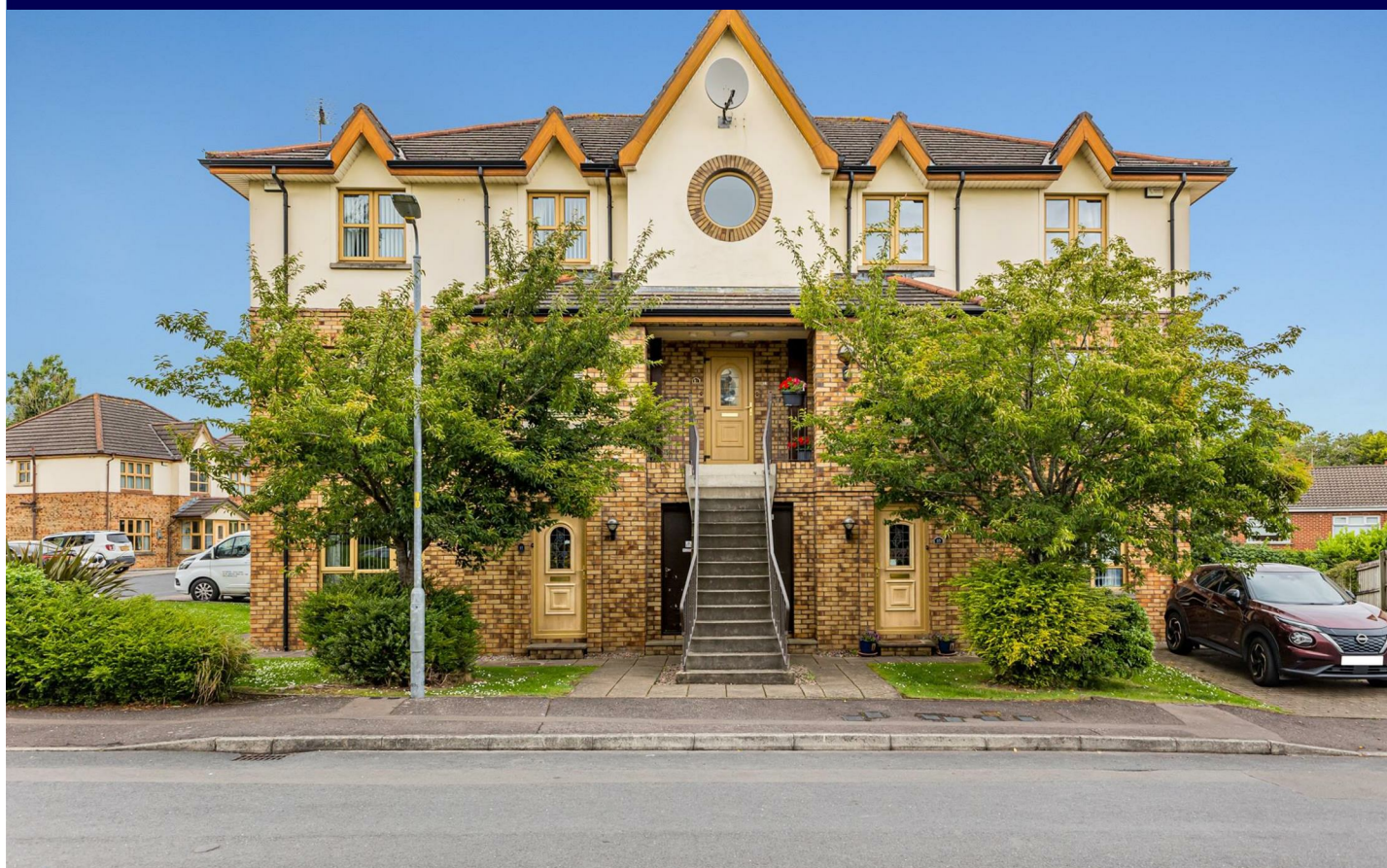


Tim Martin
— .co.uk



**15 Woodrow Gardens
Saintfield
BT24 7WG**

**Offers Around
£140,000**

www.timmartin.co.uk
Telephone 028 91 878956

SUMMARY

Situated only a short stroll from Saintfield village sits this beautifully presented second floor apartment.

The entrance hall leads to a spacious lounge with dining area and recently installed modern kitchen. The two bedrooms are an excellent size, with the principal bedroom enjoying an en suite shower room, built-in storage and patio doors overlooking communal rear gardens. The accommodation is completed by the principal bathroom fitted with a modern white suite. This apartment is ideal for a buyer looking for a easily maintained home in a central location.

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

Saintfield is within walking distance and benefits from local 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 Second Floor Apartment
- Lounge with Dining Area
- Recently Installed Modern Kitchen
- Two Generous Bedrooms – One with En Suite Shower Room
- Principal Bathroom with White Suite
- Gas Central Heating with under floor heating system and Double Glazing
- Communal Gardens to Rear
- Within Walking Distance to Saintfield's Local Amenities
- Convenient Commute to Belfast, Downpatrick and Lisburn

Entrance Hall

Access to roofspace; wood laminate flooring.

Lounge / Dining

27'7 x 11'4 (8.41m x 3.45m)

Storage cupboard with clothes rails and shelving; TV aerial and telephone connection point; wood laminate flooring; 12v spotlighting.

Kitchen

10'5 x 9'9 (3.18m x 2.97m)

Good range of high and low level cupboards and drawers; formica worktop incorporating single drainer 1½ tub stainless steel sink unit with swan neck mixer tap; Belling electric oven; Belling 4 ring ceramic hob with extractor unit and light over; space and plumbing for fridge / freezer; space and plumbing for washing machine; Ideal Logic gas fired boiler; ceramic tiled floor; part tiled walls.

Bedroom 1

12'11 x 12'4 (3.94m x 3.76m)

Minimum Measurements

Wardrobe with clothes rail and shelving; wood laminate flooring; double glazed patio doors overlooking communal gardens.

En Suite Shower Room

6'5 x 4'9 (1.96m x 1.45m)

White suite comprising shower cubicle with thermostatically controlled shower and wall mounted telephone shower attachment; folding shower doors; PVC panelling; low flush WC; vanity unit with wash hand basin with mono mixer tap and cupboard under; ceramic tiled walls.

Bedroom 2

11'11 x 9'6 (3.63m x 2.90m)

Built in cupboard with shelving; wood laminate flooring.

Bathroom

7'3 x 5'5 (2.21m x 1.65m)

Maximum Measurements

White suite comprising panel bath with mixer tap and telephone shower attachment; pedestal wash hand basin with mirror fronted bathroom cabinet over; low flush WC; ceramic tiled walls.

Outside

Designated parking space and ample visitor parking; communal gardens to rear laid out in lawn.

Directions

From Todd's Hill turn into Station Mews and at entrance to Woodrow Gardens turn right. Apartment block is last on right hand side.

Tenure

Freehold

Management Fees

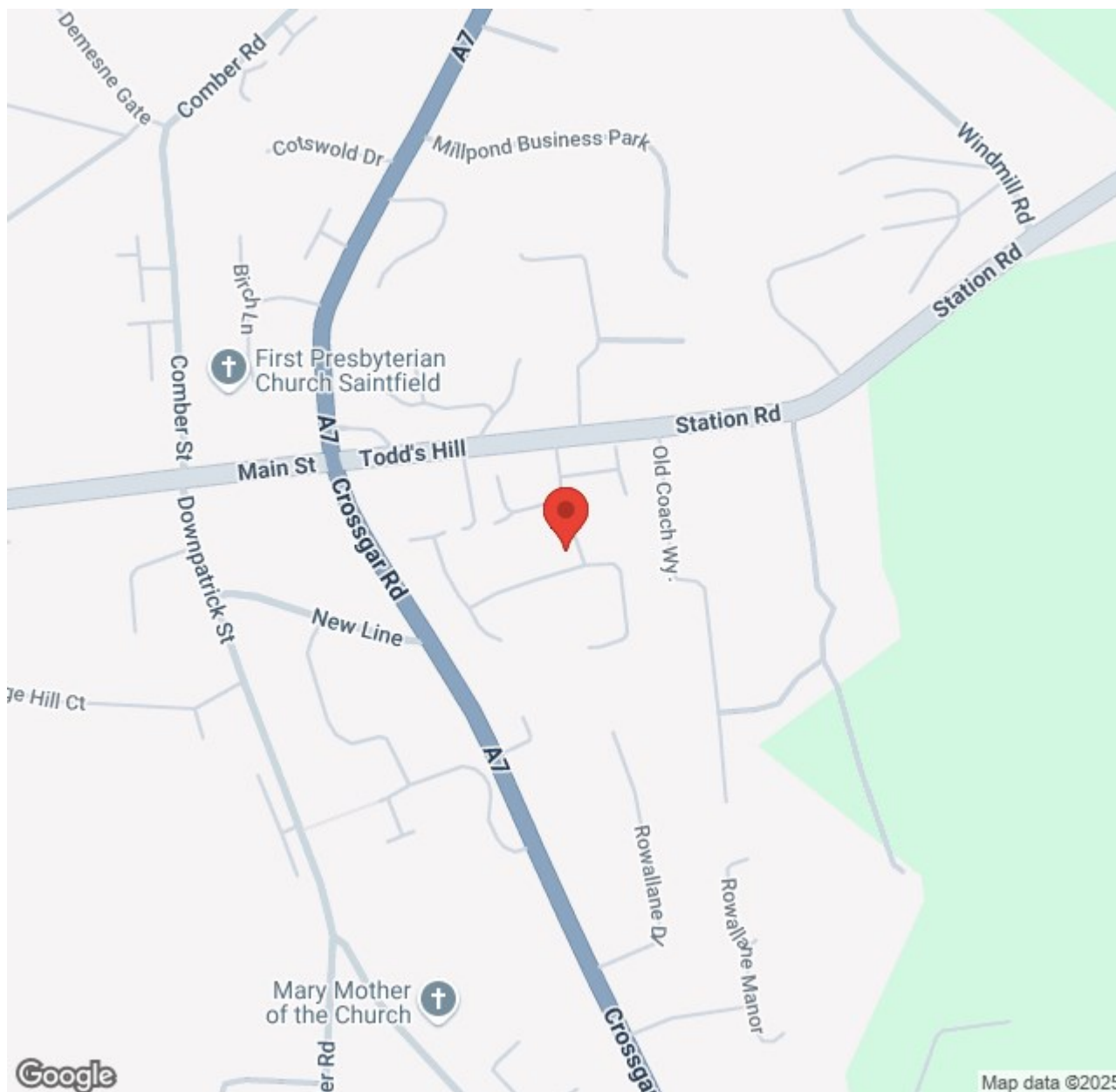
£460.20 (approx) Twice Yearly. Covers Building Insurance and Maintenance of Communal Areas.











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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