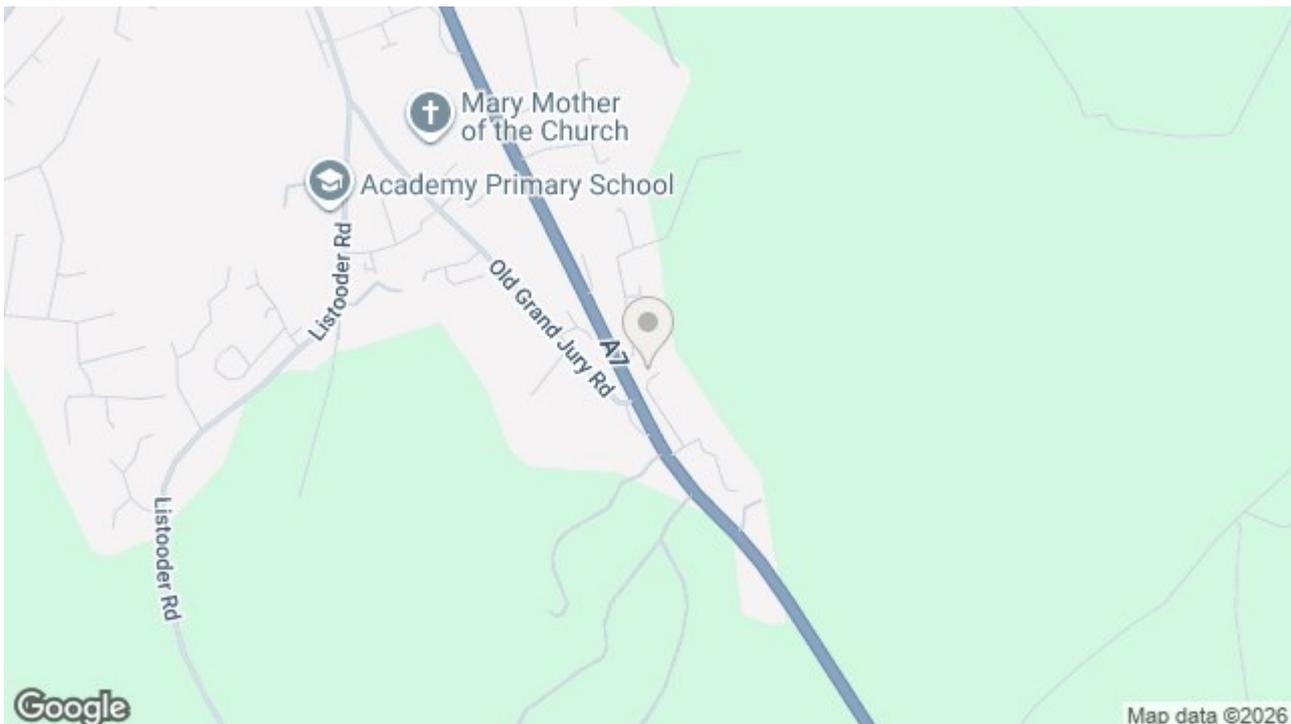




1A ROWALLANE CLOSE, SAINTFIELD, DOWN, BT24 7PA



OFFERS AROUND £375,000

We are pleased to offer for sale this fantastic detached property in the beautiful town of Saintfield, just off the main Crossgar Road. The bright and spacious accommodation comprises entrance hall, living room with feature wood burning stove, kitchen with living and dining areas, separate utility room and downstairs W/C. There are four bedrooms, master with ensuite and a family bathroom. Outside the property further benefits from ample parking to the front and side garden laid in lawn and a detached garage.

Saintfield features a host of excellent local amenities including well renowned primary and secondary schools, a range of award winning restaurants and coffee shops and many specialist boutiques and antique shops, as well as the beautiful National Trust Property at Rowallane Gardens. The property is within easy commuting distance to Belfast, Lisburn and beyond.

For those interested in more active pursuits, the location of Rowallane Gate could not be better - rugby, golf and hockey clubs are all extremely close by, along with sailing and walking on and around Strangford Lough.

Rowallane Gate will provide well-proportioned accommodation that is perfectly geared for the rigours of modern family living, with the exterior elevations contributing to the atmosphere of the overall living environment. Early viewing is a must.



## At a glance:

- Detached Home
- 4 Bedrooms
- Living Room with wood burning stove
- Utility Room & Downstairs W/C
- Well Presented Throughout
- Detached Garage
- incl Master Bedroom with Ensuite
- Kitchen / Dining / Living
- Family Bathroom
- Popular and Convenient Location

### Entrance Hall

21'2" x 6'6"

PVC glazed front door and side panel window into bright and spacious entrance hall with tiled floor.

### Living Room

21'2" x 11'4"

Double doors into bright living room. Feature wood burning stove. Double patio doors to rear.

### Kitchen/Dining/Living

16'2" x 23'1"

Range of high and low rise units with integrated sink and drainer with tiled splash backs. Electric double oven. Gas hob with extractor fan. Integrated fridge/freezer and dishwasher. Tiled floor. Space for dining and living area.

### Utility Room

10'3" x 5'5"

Range of high and low rise units with integrated stainless steel sink and drainer with tiled splash back. Recess for washing machine and tumble dryer. Door to rear.

### WC

7'6" x 3'0"

White suite encompassing low flush W/C and wash hand basin with tiled splash back. Tiled floor.

### Landing

16'7" x 17'9"

Access to hot press.

### Master Bedroom

14'9" x 11'9"

Rear facing.

### Ensuite

6'1" x 7'1"

White suite encompassing low flush W/C, vanity wash hand unit and shower. Tiled walls and floor.

### Bedroom 2

9'9" x 8'2"

Rear facing. Access to storage cupboard.

### Bedroom 3

8'1" x 11'9"

Rear facing.

### Bedroom 4

8'2" x 11'9"

Front facing.



## **Bathroom**

6'7" x 11'1"

White suite encompassing low flush W/C, vanity wash hand unit, bath and shower. Tiled walls and floor.

## **OUTSIDE**

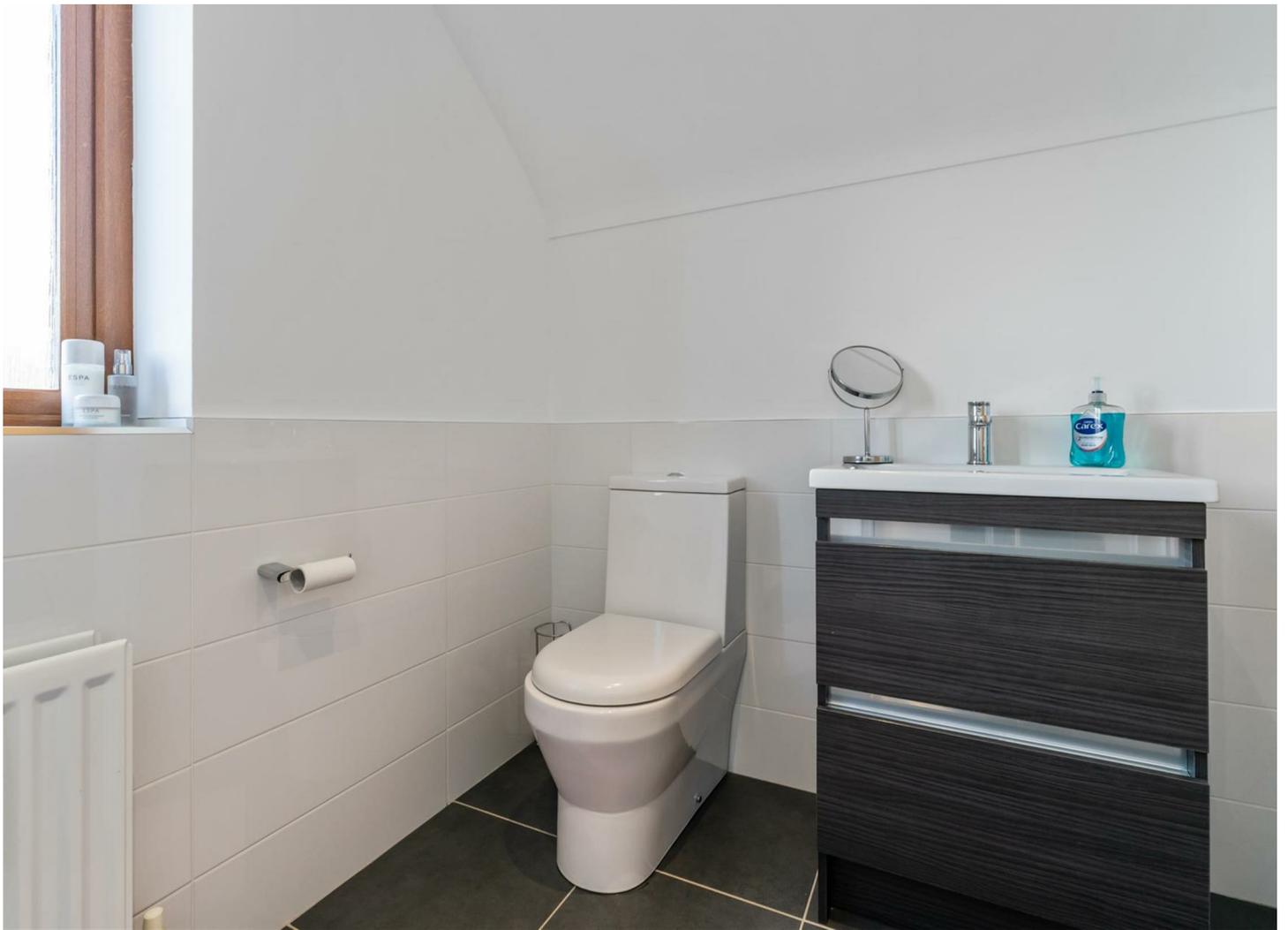
To the front - tarmaced area with ample space for parking. Area laid in lawn to the side.

## **GARAGE**

Detached garage with electric.





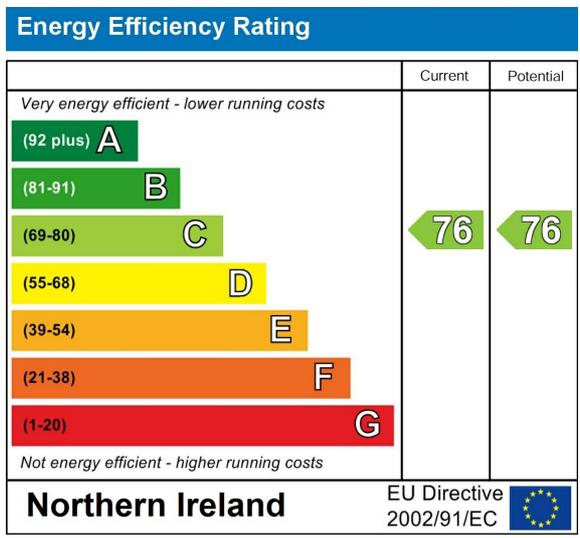












**Ground Floor**



Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 0289 756 1155.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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