

20 SHREWSBURY DALE

Saintfield BT24 7NE

- Living room
- Kitchen/ dining area
- Conservatory
- Three bedrooms
- Family bathroom
- Garage
- Large garden to rear
- Semi detached home
- Well presented throughout
- Convenient and popular location

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			
Northern Ireland		EU Directive 2002/91/EC 	

Offers Around £229,950

20 Shrewsbury Dale

, Saintfield, BT24 7NE



Entrance Hall

PVC glazed front door leading to entrance hall with under stair storage cupboard.

Living Room

14'7" x 12'0" (4.45 x 3.66)
Fireplace with wood burning stove and feature wooden mantle. Wood laminate flooring and cornicing. French doors leading to kitchen/dining.

Kitchen/Dining

18'3" x 11'8" (5.56 x 3.56)
Contemporary style kitchen with a range of high and low level units incorporating integrated sink and drainer. Electric hob with overhead stainless steel extractor fan. Integrated oven and microwave. Recess for washing machine and dish washer. Space for dining. Double doors through to:

Conservatory

11'7" x 11'7" (3.53 x 3.53)
Wood laminate flooring, double doors to rear paved brick area.

First Floor

Access to roofspace. Hotpress.

Bedroom One

11'7" x 11'2" (3.53 x 3.40)
Rear facing room.

Bedroom Two

11'10" x 11'3" (3.61 x 3.43)
Front facing room.

Bedroom Three

8'6" x 8'2" (2.59 x 2.49)
Front facing room.

Bathroom

8'7" x 7'10" (2.62 x 2.39)
Contemporary bathroom encompassing

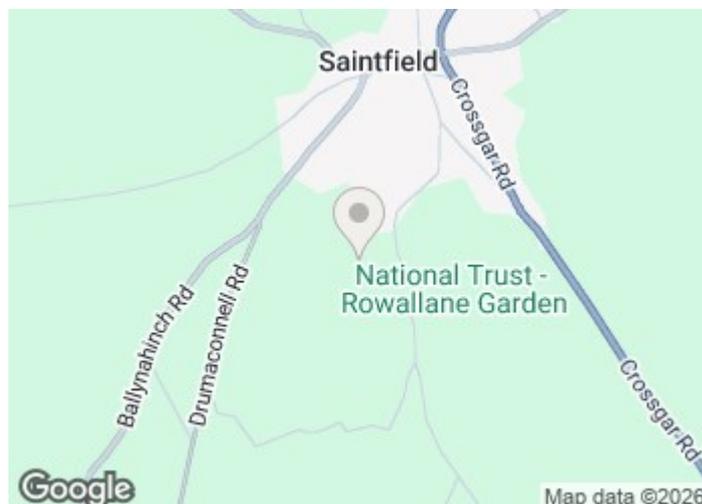
white suite with low flush wc, vanity wash hand unit, freestanding bath and shower unit. Feature tiled floor and panelled wall.

Garage

19'3" x 10'11" (5.87 x 3.33)
Electric roller door. W.C.
Power and light.

Gardens

To the front - paved driveway with ample space for parking and stoned flowerbed. To the rear - an enclosed large corner site with garden laid out in lawns and a brick paved area ideal for outside entertaining. Beautiful countryside views.

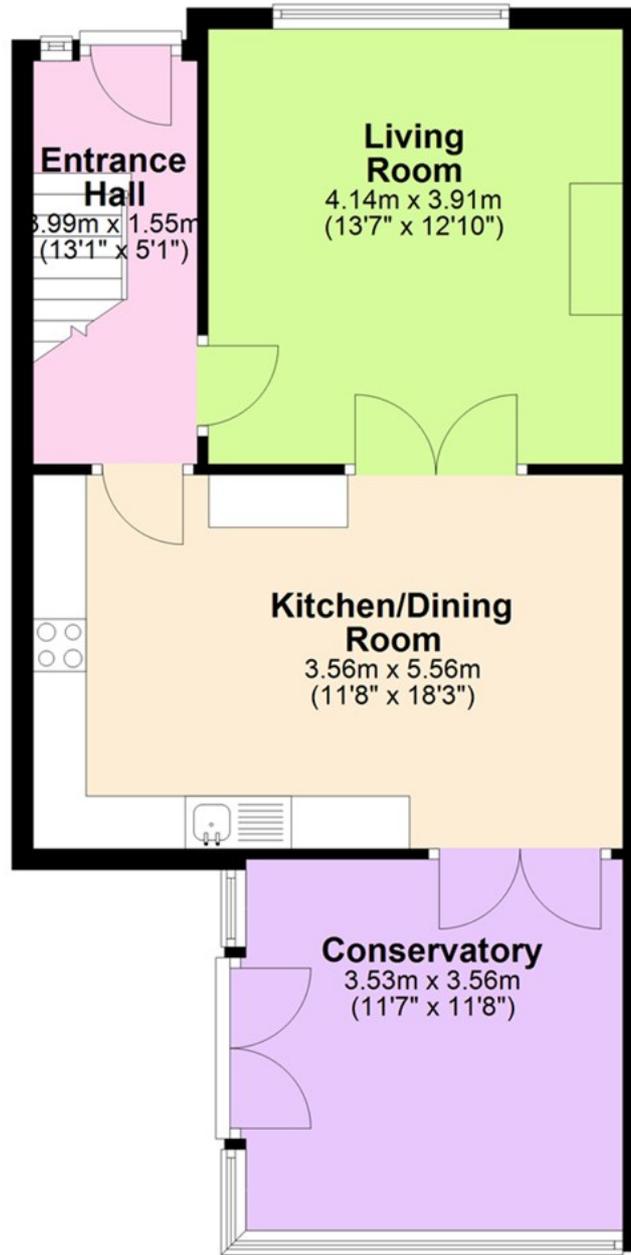


Directions

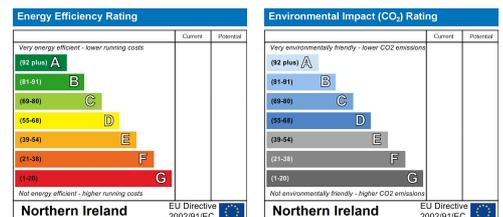


Floor Plan

Ground Floor



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