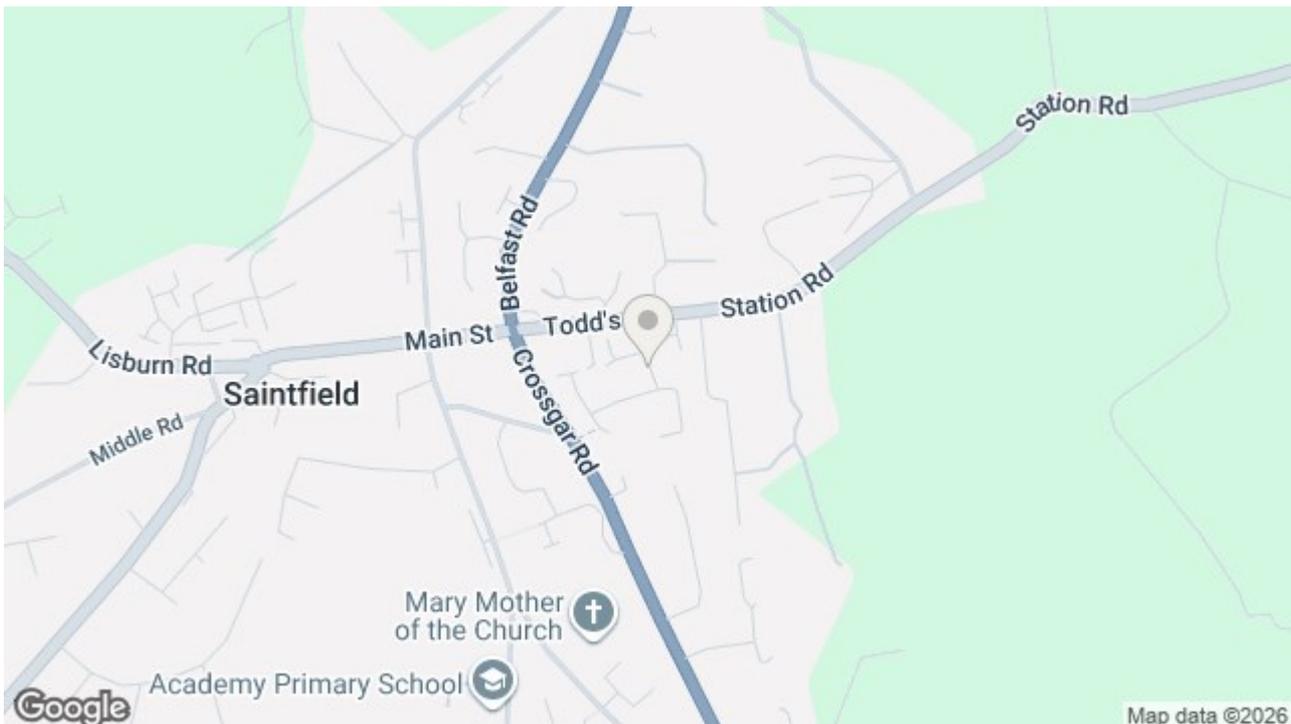




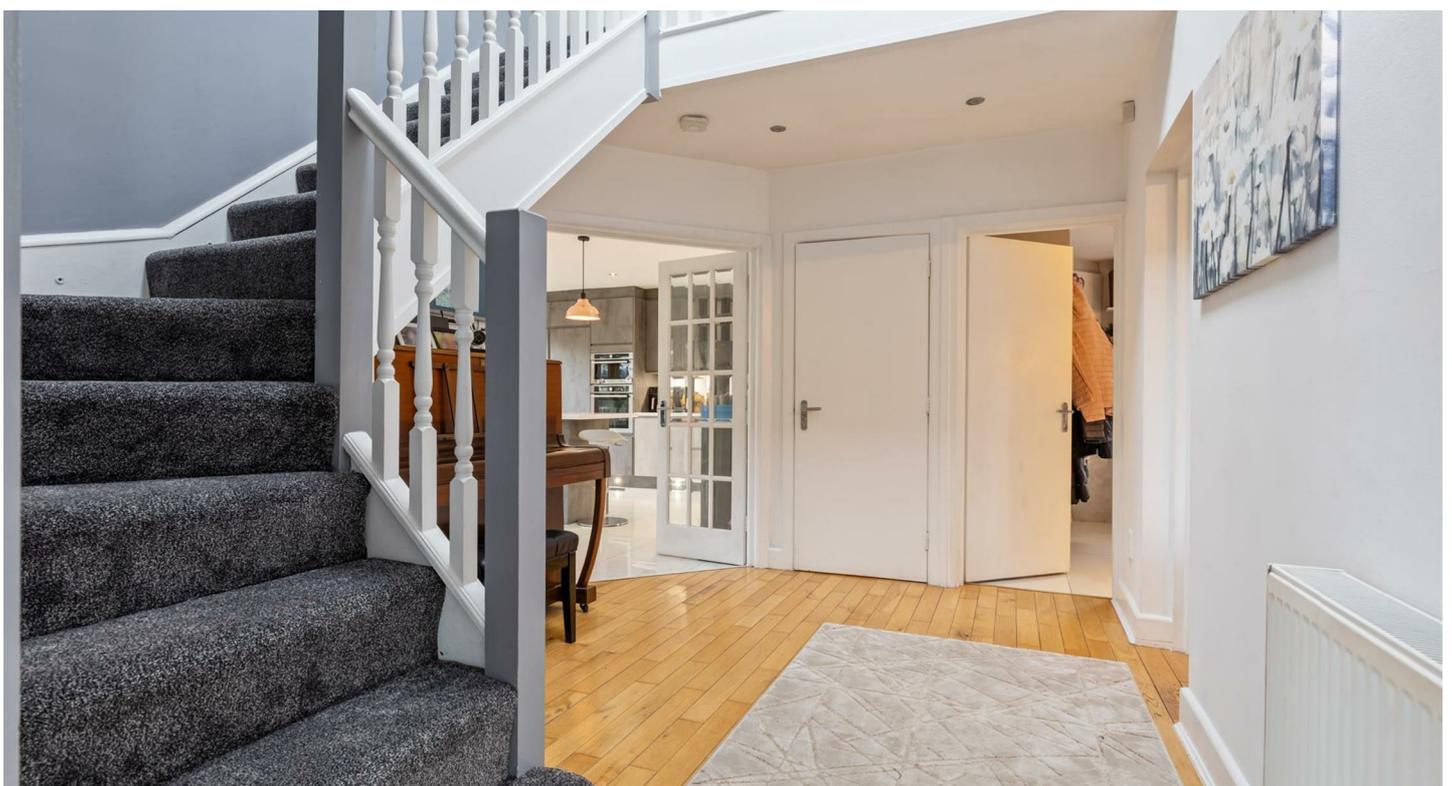
1 WOODROW GARDENS, SAINTFIELD, DOWN, BT24 7WG



OFFERS AROUND £349,950

This beautifully presented detached home is located in the sought-after Woodrow Gardens development in Saintfield and offers generous family living. The bright accommodation comprises of living room with wood burning stove, contemporary style kitchen with space for both informal and formal dining and living area, separate utility, downstairs w.c, and bedroom/study. On the first floor there are three good sized bedrooms including a master with ensuite and modern family bathroom. The front garden has a charming pathway leading to an inviting entrance framed by a feature porch. To the rear, the property boasts a beautifully maintained, fully enclosed garden ideal for families—featuring a wooden Pagoda for outdoor entertaining, a lawned area and mature hedging. There is a detached garage with work shop and W/C and paved driveway.

Set in a quiet residential area with excellent access to schools, local amenities, and commuter routes to Belfast and Downpatrick, this property represents superb value and ideal for growing families or those seeking space and flexibility in a prime location.



At a glance:

- Detached Home
- Living Room with wood burning stove
- Four bedrooms incl master with ensuite
- Downstairs W/C
- Enclosed Rear Garden
- Detached Garage with Workshop and W/C
- Contemporary Kitchen/Dining /Living
- Family Bathroom
- Beautifully Presented Throughout
- Popular and Convenient Location

Porch

PVC glazed front door with side windows into porch open plan through to entrance hall.

Entrance Hall

Bright and spacious entrance hall with wooden flooring.

WC

White suite encompassing low flush W/C and vanity wash hand unit. Towel radiator. Feature tiled floor and splash back.

Living Room

15'9" x 12'0"
Feature fireplace with wood burning stove and tiled hearth. Wooden mantle. Wooden flooring.

Kitchen/Living/Dining Room

23'10" x 15'5"
Double doors through to contemporary style kitchen with range of low and high rise units with integrated sink and drainer. Double electric oven; and electric hob with overhead extractor fan. Integrated fridge/freezer and dish washer. Breakfast bar for informal dining. Space for formal dining into bay window and through to living area. Tiled floor. Door to rear.

Bedroom 4 / Study

11'7" x 6'7"
Tiled floor. Through into utility room.

Utility Room

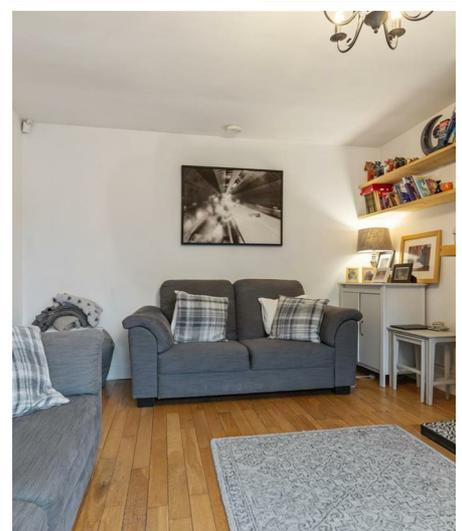
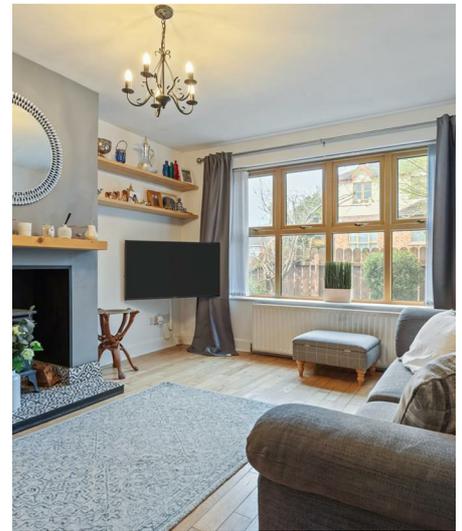
6'4" x 5'1"
Range of high and low rise units and integrated sink. Plumbed for washing machine and tumble dryer.

Landing

Skylight. Access to hot press.

Bedroom 1

20'8" x 11'4"
Windows to front and side. Built in slide robes.



En-suite

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

Bedroom 2

11'8" x 12'1"

Side facing. Access to storage cupboard.

Bedroom 3

12'1" x 12'1"

Front facing. Access to storage cupboard.

Bathroom

Skylight. White suite encompassing low flush W/C, vanity wash hand unit and bath with overhead shower. Towel radiator. Fully tiled walls and floor.

GARAGE

Up and over door. Storage area through to work shop and W/C.

Workshop

W.c

5'2" x 3'3"

White suite encompassing low flush W/C and wash hand basin.

OUTSIDE

To the front - paved driveway with access to garage. Paved path leading to front door with mature hedging and stoned flowerbed. To the rear - enclosed rear garden with mature hedging and area laid in lawn and wooden Pagoda ideal for outside entertaining.

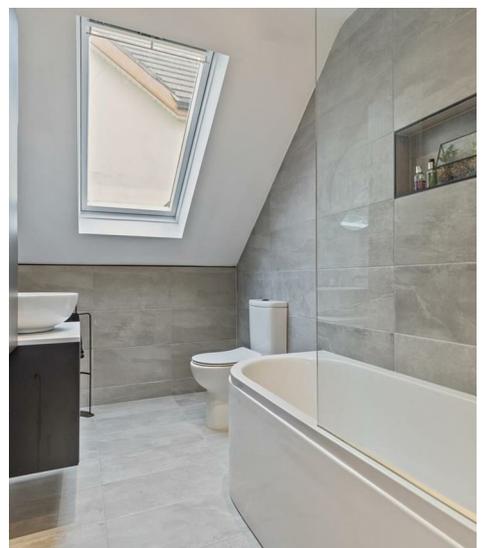












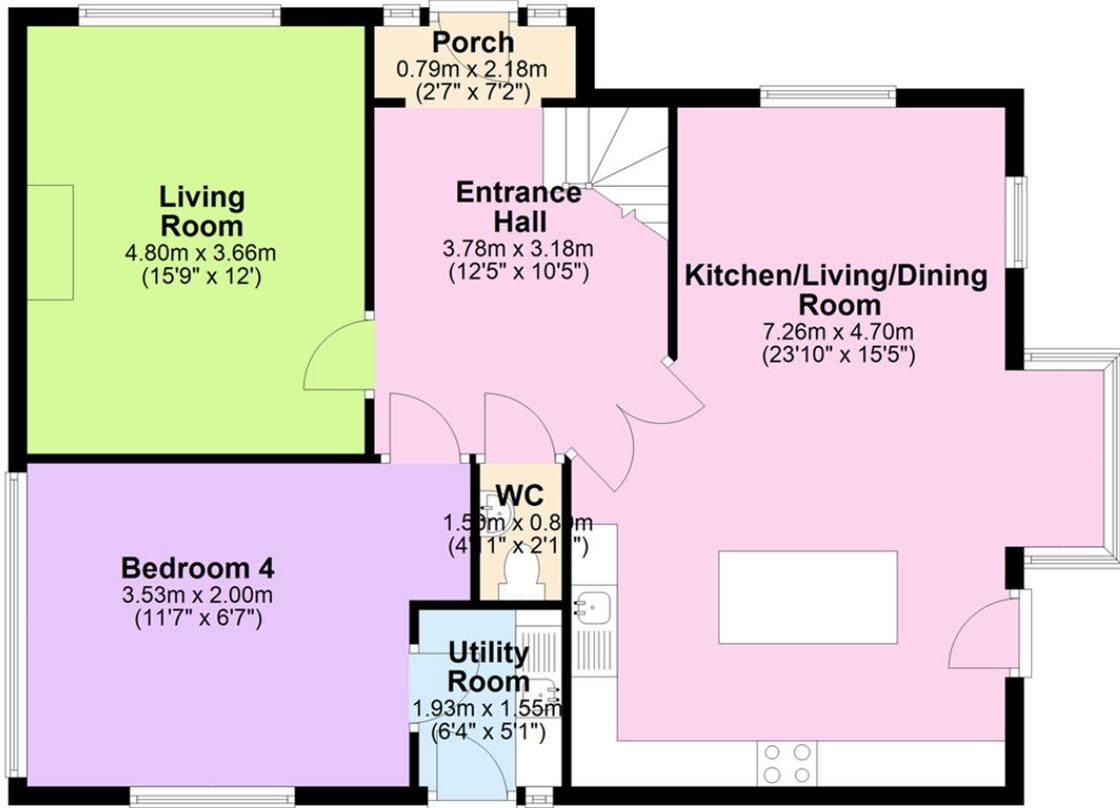




Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	74
(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	

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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