

16 ROWALLANE DALE

Saintfield BT24 7LE

- Detached family home
- Four bedrooms
- Living room
- Kitchen with dining area
- Dining room
- Utility room
- Family bathroom and shower room
- Garage
- Great location
- Off street parking

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 £350,000

16 Rowallane Dale

, Saintfield, BT24 7LE



Porch

Solid wooden front door leading to entrance porch.

Entrance Hall

6'0" x 12'8" (1.83m x 3.86m)

Glazed wood door leading to entrance hall. Oak flooring, open tread stairs leading to first floor. Large storage cupboard.

Living Room

14'8" x 12'8" (4.47m x 3.86m)

Bay window to front, wood burning stove, oak flooring.

Kitchen/Dining Room

10'4" x 20'2" (3.15m x 6.15m)

Range of high and low level units incorporating granite work tops and up stands, integrated hob and oven, stainless steel cooker hood with extractor fan, stainless steel sink unit. door to utility room, tiled flooring, Door to rear.

Utility Room

10'4" x 10'5" (3.15m x 3.18m)

High and low level units, stainless steel sink

unit, space for washing machine and tumble dryer, space for fridge/freezer, tiled flooring, window to rear. Door to integral garage.

Bathroom

9'8" x 5'9" (2.95m x 1.75m)

Suite comprising panelled bath, wash hand basin, low flush wc, heated towel rail, wall tiling and tiled flooring.

Sitting Room/ Study

12'10" x 11'10" (3.91m x 3.61m)

Sitting room with patio doors to rear. Oak flooring.

Bedroom 1

12'10" x 9'9" (3.91m x 2.97m)

Front facing room, oak flooring.

Bedroom 2

9'8" x 7'6" (2.95m x 2.29m)

Front facing room., built in wardrobe with double doors, oak flooring.

First floor.

Landing, Skylight window.

Bedroom 3

14'10" x 13'3" (4.52m x 4.04m)

Window to side, two double wardrobe into eaves.

Shower Room

Suite comprising low flush wc, bidet, wash hand basin in vanity unit , shower unit, wall tiling.

Bedroom 4

16'0" x 9'1" (4.88m x 2.77m)

Window to side, Built in wardrobe into eaves, plus access to storage in eaves.

Garage

Integral garage with roller shutter door. Door to utility room.

Outside

To the front the property is approached by a tarmac gated driveway. The property is surrounded by garden laid out in lawns with various mature plantings and shrubs.

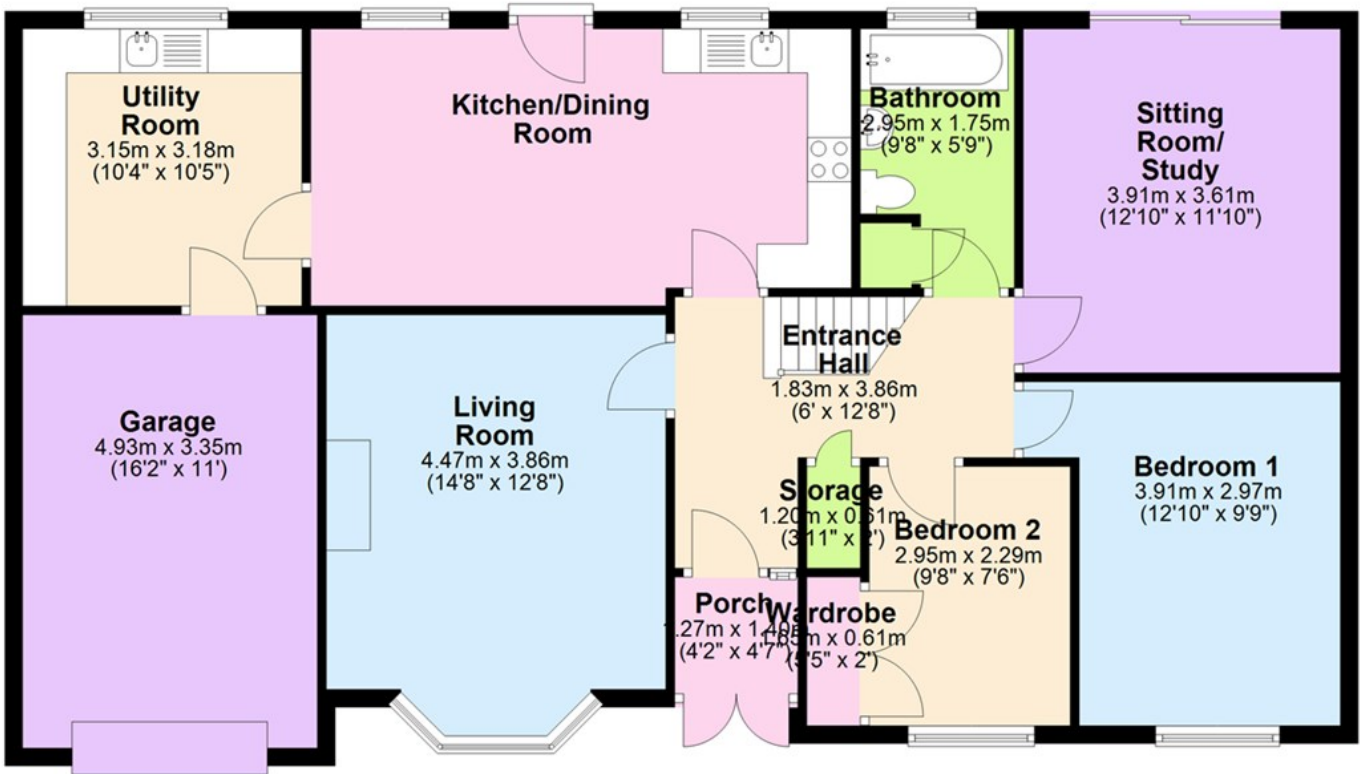


Directions

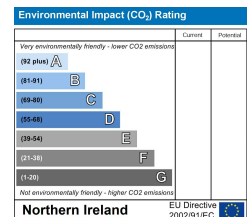
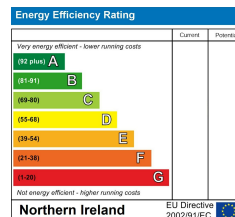


Floor Plan

Ground Floor



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