



18 FORGE HILL COURT Saintfield BT24 7LW

- Semi Detached Home
- Integral Garden
- Four Bedrooms (Master with Ensuite)
- Family Bathroom
- Living room with fireplace
- Fitted Kitchen open plan through to dining room
- Downstairs W/C
- Well Presented Throughout
- Beautifully maintained gardens
- Popular and convenient 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

18 Forge Hill Court

, Saintfield, BT24 7LW



Entrance Hall

19'1" x 5'11" (5.82m x 1.80m)

Composite glazed front door and side panel windows into entrance hall with tiled floor. Access to integral garage.

Garage

19'1" x 9'10" (5.82m x 3.00m)

Up and over door, door to internal hallway. Power and light.

Bedroom 3

12'4" x 11'2" (3.76m x 3.40m)

Front facing.

Bedroom 4

6'0" x 11'2" (1.83m x 3.40m)

Side facing.

WC

5'0" x 2'6" (1.52m x 0.76m)

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

Landing

4'10" x 12'2" (1.48m x 3.71m)

Access to hot press.

Living Room

13'8" x 13'1" (4.17m x 3.99m)

Bright living room with bay window to front. Fireplace with wooden surround and decorative inset. Feature ceiling cornicing.

Kitchen

14'11" x 8'10" (4.55m x 2.69m)

Range of high and low rise units with integrated sink unit. Recess for range style cooker with overhead extractor fan; recess for American style fridge/freezer. Tiled floor. Door to rear. Open plan through to dining area:

Dining Area

9'9" x 8'9" (2.97m x 2.67m)

Double patio doors to rear garden. Tiled floor.

Bedroom 1 (Ensuite)

9'10" x 11'1" (3.00m x 3.38m)

Front facing. Built in robes. Ensuite.

En-suite

6'7" x 4'1" (2.01m x 1.25m)

White suite encompassing low flush W/C, wash hand basin and shower. Part tiled walls and tiled floor.

Bedroom 2

9'9" x 9'10" (2.97m x 3.00m)

Rear facing.

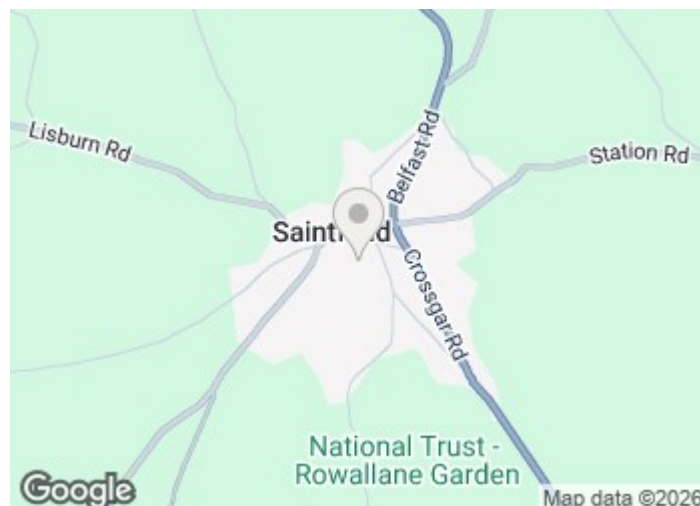
Bathroom

8'9" x 6'5" (2.67m x 1.96m)

White suite encompassing low flush W/C, wash hand basin and bath. Part tiled walls and tiled floor.

OUTSIDE

To the front - tarmaced driveway with feature stoned flowerbed with mature shrubbery. To the rear - paved patio area ideal for outside entertaining and areas laid in lawn with an array of mature planting.



Directions



