

Tim Martin
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**1 The Meadows
Saintfield
BT24 7DN**

**Offers Around
£245,000**

www.timmartin.co.uk
Telephone 028 91 878956

SUMMARY

Situated just a short walk from Saintfield town centre, this tastefully presented detached home enjoys an excellent position within a quiet cul-de-sac — offering both convenience and privacy.

The well-appointed accommodation comprises lounge, spacious kitchen with dining area, bright conservatory and cloakroom on the ground floor. Upstairs features three generously proportioned bedrooms, and a modern shower room.

Externally, the property is surrounded by private landscaped gardens that offer a peaceful setting, complete with greenhouses and a garden shed — ideal for gardening enthusiasts or for children to enjoy.

A bitmac driveway provides ample off-street parking and leads to a detached garage.

This property is ideally located within walking distance of Saintfield main street hosting boutiques, coffee shops, churches, library and doctors surgery. Academy Primary and Saintfield High School are also a short walk away. An excellent public transport service and road network allows for a convenient commute to Belfast, Lisburn and Downpatrick; as well as schools in the surrounding towns and Belfast.

FEATURES

- Tastefully Presented Detached Home Within a Quiet Cul-De-Sac
- Spacious Lounge with Cast Iron Stove, Kitchen / Dining and Conservatory
- Three Generously Proportioned Bedrooms on the First Floor Floor
- Downstairs WC and First Floor Shower Room
- Spacious Driveway Leading to the Detached Garage
- Oil Fired Central Heating and Double Glazing
- Delightful Secluded Gardens to Front and Enclosed Rear Gardens and Landscaped with Central Recessed Water Garden
- Within Walking Distance to Saintfield Village, Primary and Secondary Schools and Public Transport
- Convenient Commuting Distance to Downpatrick, Carryduff and Belfast City Centre

Entrance Hall

Ceramic tiled floor.

Cloack Room

White suite including close coupled WC with integrated wash hand basin and chrome mono mixer tap.

Lounge

15'0 x 11'8 (4.57m x 3.56m)

Excluding bay

Approached through glazed double doors; marble tiled fireplace and hearth with enclosed cast iron stove; carved and painted wood surround; TV aerial jack points; corniced ceiling; archway leading to:-

Kitchen / Dining

18'2 x 11'3 (5.54m x 3.43m)

Franke 1½ tub single drainer stainless steel sink unit with chrome mixer taps; good range of laminate eye and floor level cupboards and drawers; formica worktops; space for electric cooker with Hotpoint extractor unit over; space and / or plumbing for washing machine, tumble dryer and dish washer; integrated fridge / freezer; part tiled walls and tiled floor; corniced ceiling; sliding patio door and side panel to:-

Conservatory

8'9 x 7'4 (2.67m x 2.24m)

Ceramic tiled floor; glazed double doors to rear garden.

Wrought Iron Furnished Staircase to

First Floor Landing

Hotpress with insulated copper cylinder and immersion heater.

Bedroom 1

11'9 x 7'11 (3.58m x 2.41m)

Maximum Measurements - L shaped

Range of fitted shelves and workstation; Velux window with fitted blind.

Bedroom 2

15'1 x 9'10 (4.60m x 3.00m)

Range of built in furniture including two double built in wardrobes with glazed doors, matching double cupboard; nest of six drawers.

Bedroom 3

11'3 x 10'8 (3.43m x 3.25m)

Shower Room

7'5 x 7'0 (2.26m x 2.13m)

Maximum Measurements

White suite comprising tiled shower with thermostatically controlled power shower; glass sliding shower door and side panels; vanity unit with fitted wash hand basin and chrome mono mixer tap; cupboard under close coupled WC; ceiling heat and light unit; extractor fan; electric shaver socket; non slip floor.

Floored Roofspace

18'0 x 8'0 (5.49m x 2.44m)

Approached via slingsby type ladder; fluorescent light.

Outside

Feature --- driveway with ample parking leading to:-

Detached Garage

20'0 x 9'8 (approx) (6.10m x 2.95m (approx))

Electrically operated roller door; firebird oil fired boiler; built in workbench with fitted shelves under and over; light and power points; ; lean to glasshouse, flagged floor (7'0 x 3'52).

Gardens

Delightful secluded gardens to front laid out in lawns and landscaped with weeping Acers, Maple -- etc and enclosed with mature Beech hedge.

The enclosed rear gardens and landscaped with central recessed water garden enclosed with red brick walls, scree beds and manicured Castlewellen Gold hedges to provide maximum privacy.
Honeysuckle, apple, pear and plum trees divide to formal and vegetable gardens.

Vegetable Gardens

With raised timber beds

Aluminium Framed Glass House

6'0 x 6'0 approx (1.83m x 1.83m approx)

Raised aluminium benches

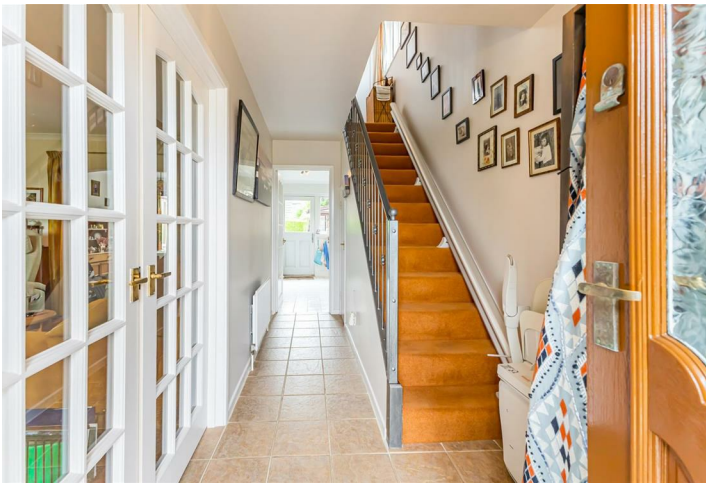
Tenure

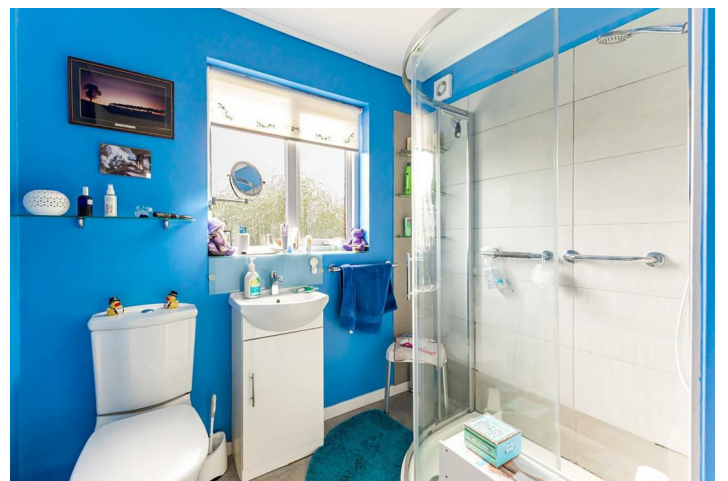
Freehold

Capital / Rateable Value

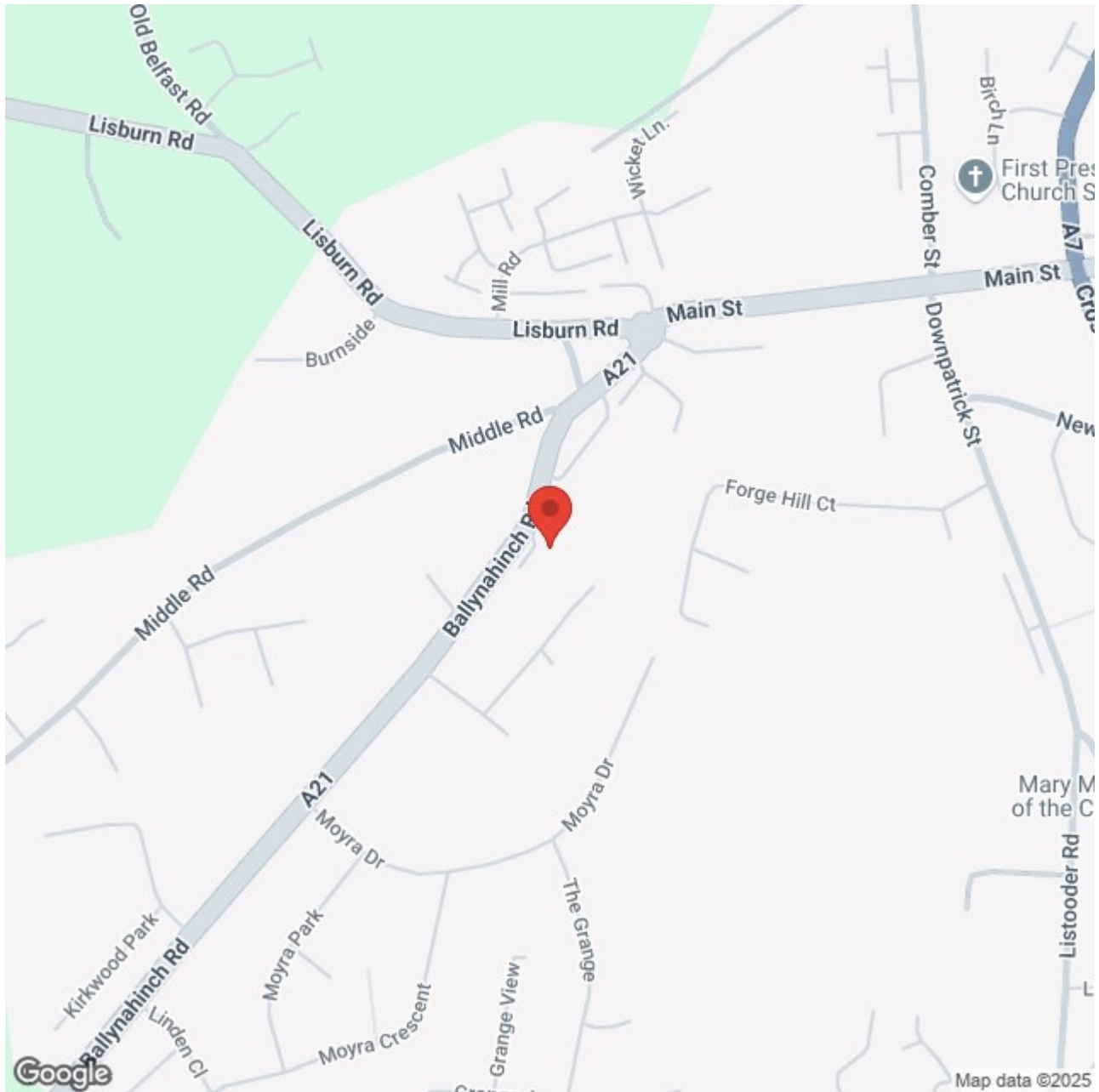
£155,000. Rates Payable = £1,574.18 Per Annum (Approx)











RICS



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		

Comber ■
27 Castle Street, Comber, BT23 5DY
T 028 91 8789596

Saintfield
1B Main Street, Saintfield, BT24 7AA
T 028 97 568300

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