

Tim Martin
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**2 Moyra Drive
Saintfield
BT24 7AF**

**Offers Around
£275,000**

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SUMMARY

This deceptively spacious detached chalet bungalow is set in mature gardens and is ideally located within an easy walk of the village, doctors surgery, library, churches and open countryside.

The property has been tastefully extended and is immaculately presented to provide luxuriously appointed and versatile accommodation on two floors including two reception rooms, conservatory, four bedrooms including principal bedroom en suite and principal bathroom.

Oil fired central heating and double glazing in Upvc frames has been fitted.

The property sits in generous mature gardens to front, side and rear which have been hard landscaped to include brick pavia patios in the rear garden, designed to catch the afternoon / evening sun.

FEATURES

- A Deceptively Spacious Detached Chalet Bungalow
- Four Bedrooms
- 2/3 Reception Rooms
- Two Shower Rooms Including an En Suite
- Detached Garage With Roller Door and Wooden Garden Shed
- Double Glazing And Oil Fired Central Heating with HIVE smart thermostat
- Generous Gardens
- Situated A Short Walk Into Saintfield Village, Local Schools And Public Transport
- Easy Commute to Belfast And Lisburn

Entrance Porch

Quarry tiled floor.

Reception Hall

Light oak tongue and groove floor; built in cloak cupboard; hotpress with copper cylinder and immersion heater.

Lounge 15'11 x 11'5 (4.85m x 3.48m)

Embossed cast iron arched fireplace; cream marble surround and black granite hearth; light oak tongue and groove floor; corniced ceiling.

Bedroom 1 10'11 x 10'11 (3.33m x 3.33m)

Double built in wardrobe with sliding doors; wood laminate floor.

Kitchen 14'4 x 9'4 (4.37m x 2.84m)

Single drainer stainless steel sink unit with chrome swan neck mixer taps; good range of modern laminate eye and floor level cupboards and drawers; formica worktops; integrated Neff electric under oven and matching 4 ring ceramic hob with stainless steel and glass extractor unit over; integrated Neff microwave combi oven; Smeg fridge / freezer; ceramic tiled floor; LED ceiling spotlighting; boiler cupboard with Grant oil fired boiler; open plan to:-

Family Room 14'7 x 11'11 (4.45m x 3.63m)

Feature brick fireplace with Baxi grate and quarry tiled hearth; high level hardwood mantle and twin display niches; laminate wood floor; door to patio; pine tongue and groove pitched ceiling with recessed spotlights; TV aerial jack point; glazed double doors to:-

Conservatory 15'1 x 10'9 (4.60m x 3.28m)

Ceramic tiled floor; glazed double doors to patio.

Study / Bedroom 2 10'10 x 8'5 (3.30m x 2.57m)

Currently used as a study; wood laminate floor.

Dining Room / Bedroom 3 10'11 x 9'5 (3.33m x 2.87m)

Currently used as a dining room; wood laminate floor.

Shower Room 6'10 x 5'10 (2.08m x 1.78m)

White suite comprising quadrant tiled shower with Mira Sport electric shower; glass shower door and side panels; vanity unit with fitted wash hand basin and chrome mono mixer tap; nest of drawers under; illuminated mirror over; close coupled WC; chrome heated towel radiator; porcelain flagged walls and floor.

Pine Open Tread Staircase to First Floor / Landing

Access to eaves storage; study area; vaulted ceiling with Velux window; wall light.

Bedroom 4 14'8 x 13'1 (4.47m x 3.99m)

Vaulted ceiling with twin Velux windows; built in wardrobe.

En Suite Shower Room

White suite comprising tiled shower cubicle with Mira Jump electric shower; glass shower door; vanity unit with wash hand basin and chrome swan neck mixer taps in formica surround; fitted storage shelves under; close coupled WC; electric shaver socket; vanity light; ceramic tiled floor; pine tongue and groove walls and ceiling; Velux window.

Outside

Bitmac drive with ample parking leading to:-

Detached Garage 20'0 x 9'2 (6.10m x 2.79m)

Roller door; light and power points.

Garden Shed 8'0 x 7'8 (2.44m x 2.34m)

Upvc Bunded Oil Tank

Gardens

Spacious private gardens to front, side and rear, laid out in lawns with a raised screed bed to front planted with Lavender and Alpines.

The rear gardens have been hard landscaped with brick pavia patios catching the afternoon and evening sunshine. The rear gardens are enclosed with mature Castlewellen Gold hedges and block walls combining to create a serene and peaceful setting.

Note

The aluminium glasshouse is not included in the sale - but available by separate negotiation.

Tenure

Leasehold

Ground Rent

£27.50 Per Year

Capital / Rateable Value

£170,000. Rates Payable = £1,726.52 Per Annum (Approx)

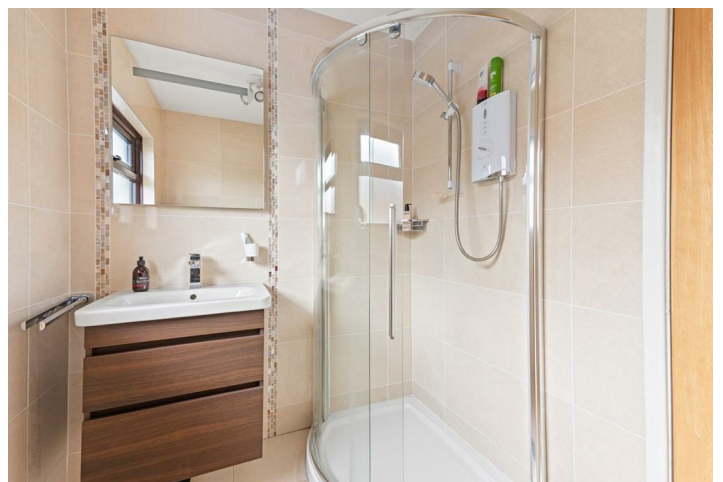


Total area: approx. 169.4 sq. metres (1823.8 sq. feet)

Photos and Plans by houseflyni.co.uk
Plan produced using PlanUp

2 Moyra Drive, Saintfield









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	45	61
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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