

Tim Martin
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**7 Grand Jury Court
Saintfield
BT24 7LD**

**Offers Around
£210,000**

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SUMMARY

This well presented home offers bright, well-proportioned accommodation throughout.

The lounge features a multi-fuel stove, creating a cosy focal point, and opens into the dining room which is flooded with natural light — perfect for both everyday living and entertaining. The kitchen provides excellent workspace, with ample room for informal dining or a snug-style seating area. A separate utility room and downstairs WC completes the ground floor.

Upstairs, there are three well-proportioned bedrooms along with a modern shower room.

Externally, the property enjoys enclosed rear gardens with generous patio, complete with a wooden summer house. Off street parking is available to the side of the property, while the second patio is ideal to enjoy sunny evenings.

Saintfield village boasts a wealth of amenities including local boutiques, pubs and restaurants, primary and secondary schools, and The National Trust's Rowallane Gardens. An excellent public transport service and road network allow for a convenient commute to Downpatrick, Lisburn and Belfast with ease of access to an excellent range of secondary schools in the Greater Belfast area.

FEATURES

- Well Presented End Townhouse in a Small Development
- Lounge with Multi Fuel Stove Opening Out to the Dining Room
- Modern Kitchen with Ample Room for Casual Dining or Snug Area
- Separate Utility Room and Downstairs WC
- Three Well Proportioned Bedrooms
- Modern Family Shower Room
- Oil Fired Central Heating and Double Glazing
- Enclosed Rear Garden Laid out in Lawn with Generous Patio Area and Summer House
- Brick Pavia Off Street Parking for 2 Cars
- Within Walking Distance of Saintfield Village

Entrance Hall

Solid wood floor

WC

6'5 x 2'10 (1.96m x 0.86m)

White suite comprising dual flush WC; pedestal wash hand basin with swan neck mixer taps; extractor fan.

Lounge

17'8 x 10'4 (5.38m x 3.15m)

Enclosed cast iron multi fuel on slate hearth; solid wood floor; TV aerial and telephone connection point; corniced ceiling; open through to:-

Dining Room

10'10 x 8'7 (3.30m x 2.62m)

Double glazed patio doors to side patio.

Kitchen / Dining

18'4 x 9'6 (5.59m x 2.90m)

Excellent range of laminate high and low level cupboards and drawers with feature glazed display cupboard and wicker basket storage; formica worktop incorporating Franke 1½ tub single drainer compound sink unit with swan neck mixer taps; integrated Candy fridge / freezer; integrated Hotpoint dishwasher; Candy 4 ring ceramic hob with Candy stainless steel sink unit and light over; Candy brushed stainless steel electric oven; ceramic tiled floor; part tiled walls; 12v spotlights.

Laundry Room

6'9 x 5'9 (2.06m x 1.75m)

Wood laminate cupboards; formica worktops incorporating single drainer stainless steel sink unit with mixer tap; space and plumbing for washing machine and tumble dryer; tiled splashback; door to rear gardens.

Stairs to First Floor / Landing

Twin Fakro ceiling windows; storage cupboard with Oso pressurised hot water tank; access to roofspace.

Bedroom 1

11'0 x 10'5 (3.35m x 3.18m)

TV aerial and telephone connection point; feature wood pannelled wall.

Shower Room

7'2 x 6'2 (2.18m x 1.88m)

White suite comprising PVC clad shower cubicle with thermostatically controlled shower and telephone shower attachment; glass sliding shower doors and side panel; dual flush WC; pedestal wash hand basin with swan neck mixer tap; bathroom cupboard under; mirror fronted bathroom cabinet over; extractor fan.

Bedroom 2

9'8 x 9'6 (2.95m x 2.90m)

Bedroom 3

9'6 x 7'7 (2.90m x 2.31m)

Outside

Patio area to front; barked flowerbed; brick pavia parking for two cars to side of property.

Enclosed rear garden laid out in lawns; spacious patio area; glazed wooden octagonal summer house; oil storage tank; oil fired boiler; light and water tap.

Tenure

Freehold

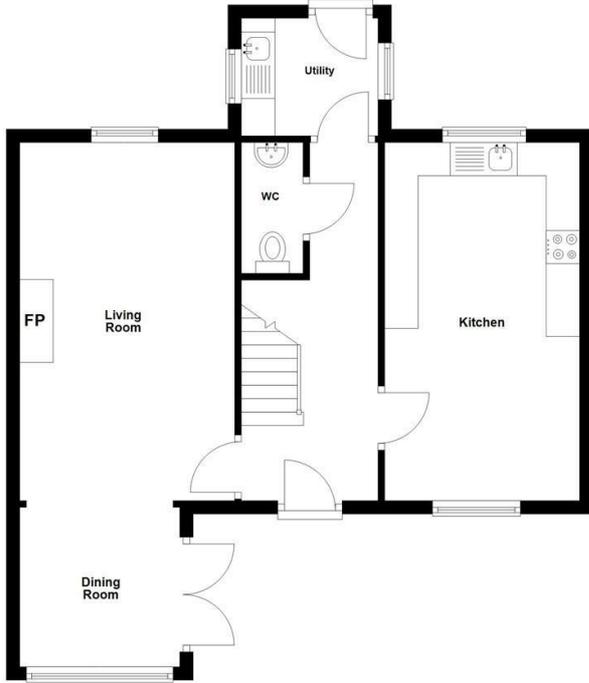
Capital / Rateable Value

£140,000. Rates Payable = £1,422.00 per annum (approx)

Manag

Ground Floor

Approx. 54.9 sq. metres (590.6 sq. feet)



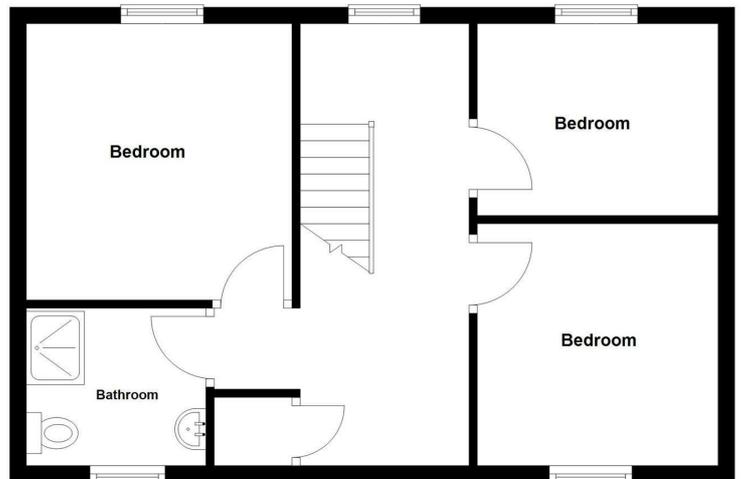
Total area: approx. 99.9 sq. metres (1075.6 sq. feet)

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

7 Grand Jury Court, Saintfield

First Floor

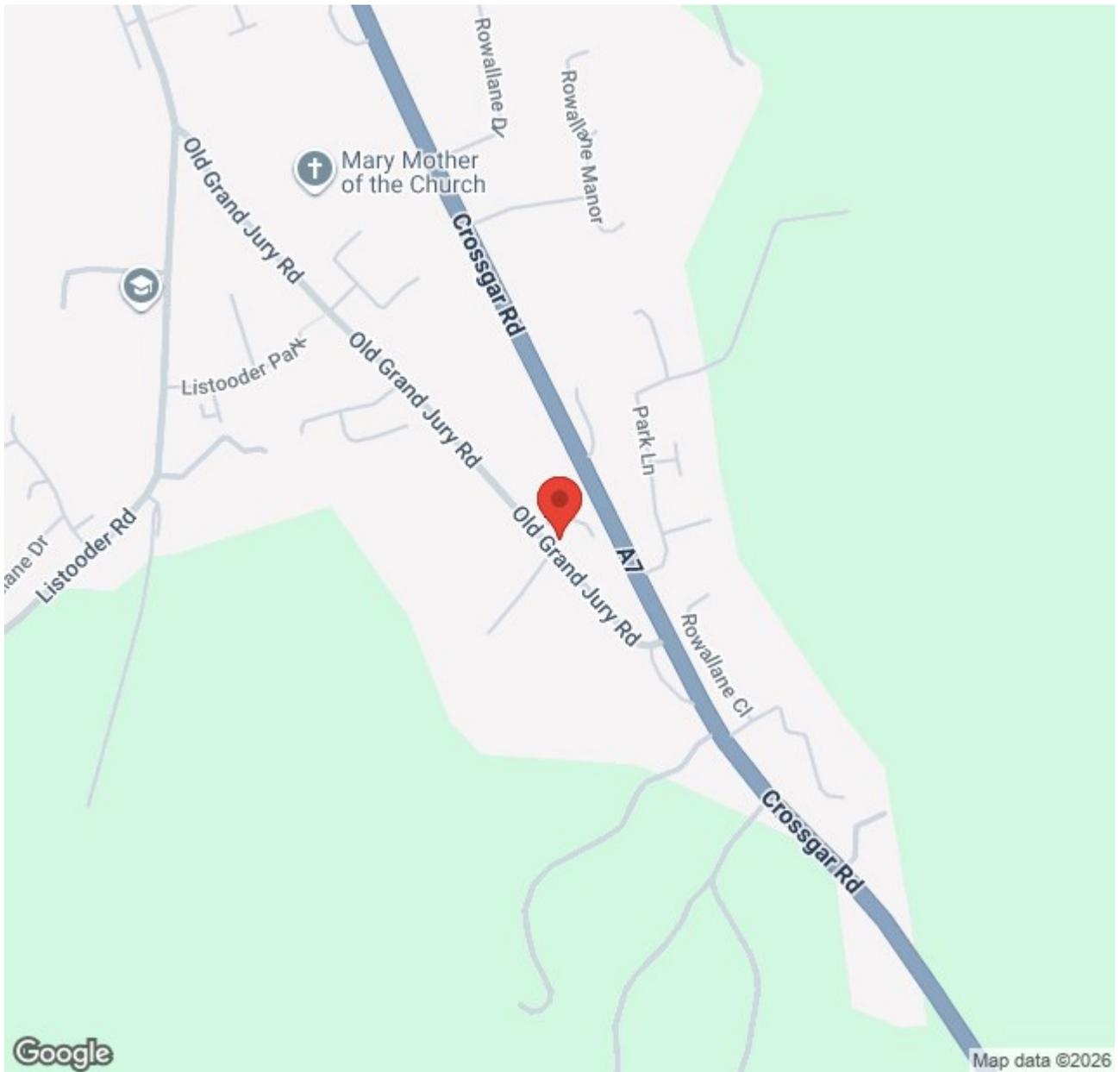
Approx. 45.1 sq. metres (485.0 sq. feet)











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		60	61
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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