

Tim Martin
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**21 Downpatrick Street
Saintfield
BT24 7AY**

**Offers Over
£154,950**

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SUMMARY

Ideally situated a short walk to Saintfield Main Street, this well presented property is ideal for a first time buyer, those looking to downsize or an investor.

The ground floor accommodation comprises lounge with electric fire which opens through to the kitchen and adjoining dining area. The first floor boasts three bedrooms, one with fitted slide robes, and bathroom. A utility room is located outside to the rear. The property is fitted with oil fired central heating and double glazing

Outside, the rear yard is spacious and designed for ease of maintenance, with gardens laid out in lawns to the front.

This property is ideally located within walking distance of the town centre 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.

FEATURES

- Spacious Townhouse Set in the Heart of Saintfield
- Lounge with Enclosed Electric Fire
- Modern Fitted Kitchen Open Plan to a Separate Dining Room
- Modern Fitted Bathroom with Jacuzzi Bath
- Oil Fired Central Heating and Double Glazing
- Enclosed Rear Yard with Utility Room
- Within Walking Distance to Saintfield Village, Local Schools, Shops and Restaurants
- Good Public Transport Links and a Convenient Commute to Belfast, Downpatrick and Lisburn
- Perfect For the First Time Buyer, Those Looking to Downsize or Investor

Entrance Hall

Wood laminate floor.

Lounge

13'10 x 13'1 (4.22m x 3.99m)

Maximum Measurements

Enclosed electric fire; wood laminate floor.

Dining Room

8'9 x 8'6 (2.67m x 2.59m)

Ceramic tiled floor; open plan to kitchen.

Kitchen

8'5 x 7'11 (2.57m x 2.41m)

Single drainer stainless steel sink unit with mixer taps; good range of laminate eye and floor level cupboards and drawers; matching glazed display cupboards; formica worktops; integrated Caspers electric under oven and Fagor 4 ring electric hob with extractor canopy over; Bosch dishwasher; 12 volt ceiling lighting; ceramic tiled floor.

First Floor / Landing

Hotpress with lagged copper cylinder and immersion heater.

Bedroom 1

8'4 x 7'11 (2.54m x 2.41m)

Wood laminate floor.

Bedroom 2

10'10 x 10'5 (3.30m x 3.18m)

Built in wardrobe with mirrored sliding doors; wood laminate floor.

Bedroom 3

12'7 x 10'6 (3.84m x 3.20m)

Wood laminate floor.

Bathroom

6'5 x 6'0 (1.96m x 1.83m)

White suite comprising sculptured jacuzzi bath with pillar mixer taps and telephone shower attachment; Mira electric shower over; glass shower panel; vanity unit with fitted wash hand basin and chrome mono mixer tap; cupboards under; close coupled WC; ceramic tiled walls and floor; 12 volt ceiling lights; extractor fan.

Outside

Garden to front laid out in lawn; communal path to rear.

Enclosed Concrete Yard to Rear

With raised flagged patio.

Utility Room

Single drainer stainless steel sink unit; formica worktops; ceramic tiled floor; plumbed and space for washing machine.

Boiler House

Grant oil fired boiler.

PVC Oil Storage Tank

Capital / Rateable Value

£75,000. Rates Payable = £761.70 Per Annum (Approx)

Tenure

Leasehold

Ground Rent

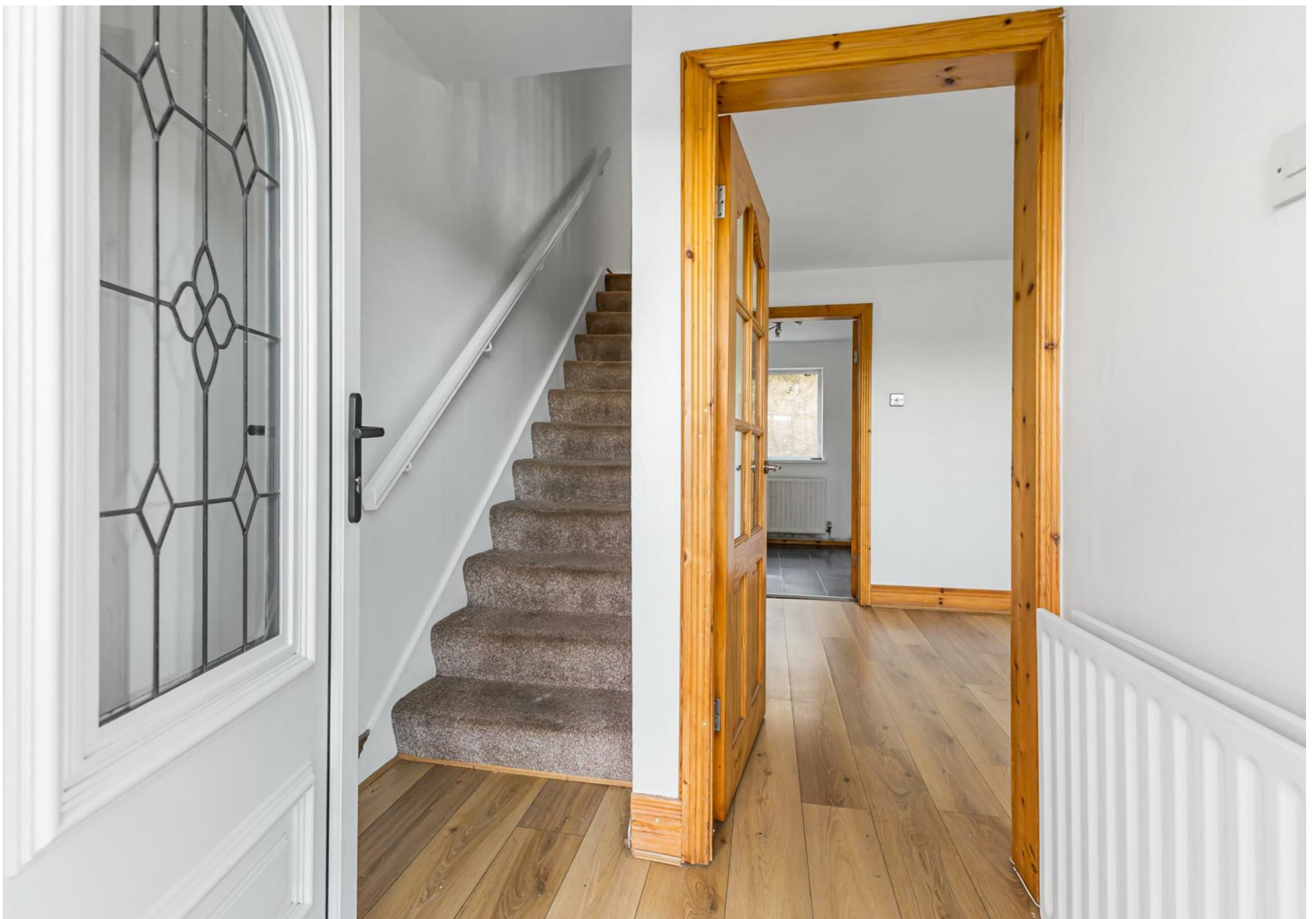
£0.05 (if demanded).



Floor 1



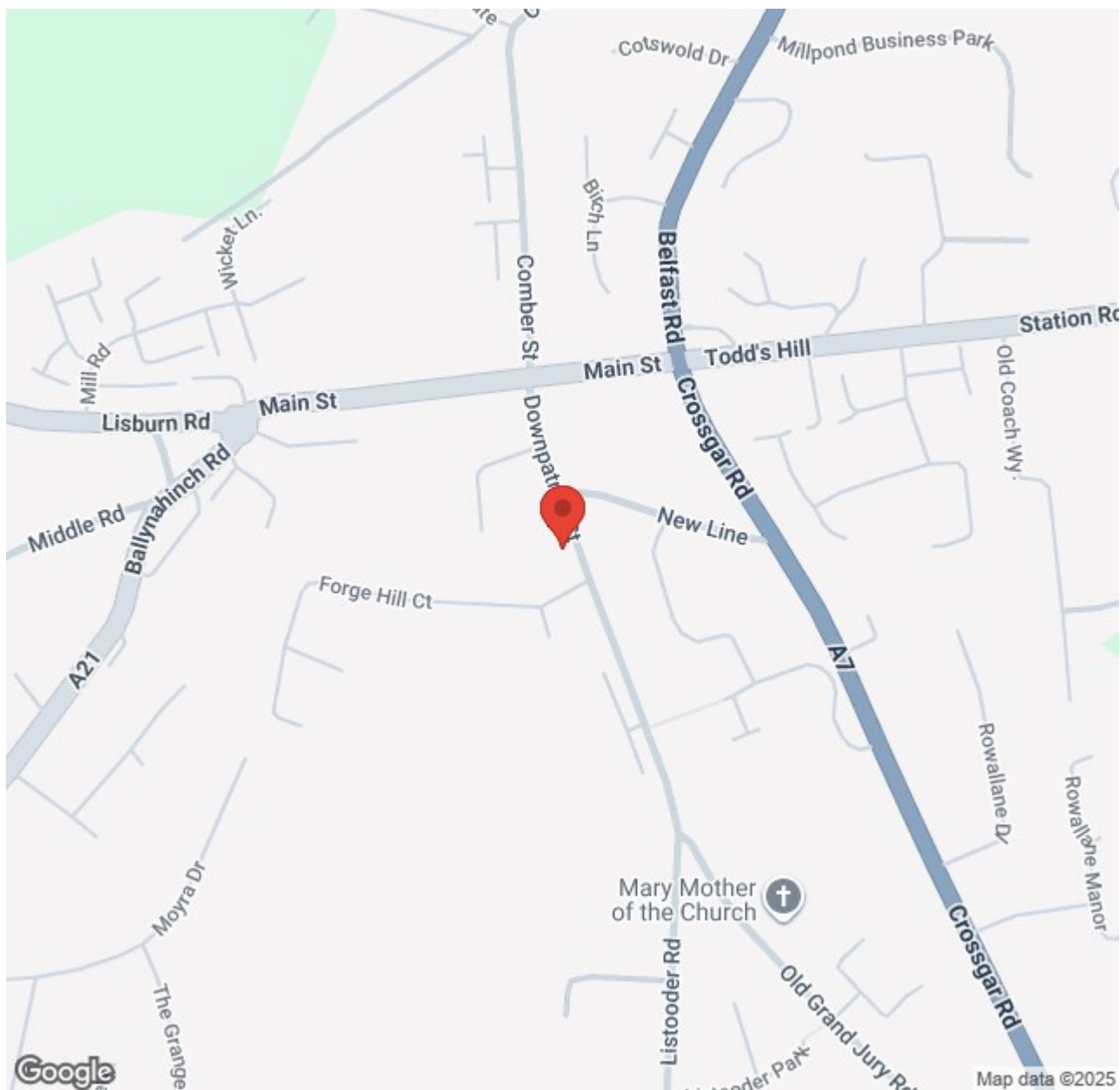
Floor 2











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		

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