

Tim Martin
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5 Forge Hill Close
Saintfield
BT24 7NJ

Offers Around
£189,950

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SUMMARY

A beautifully presented ground floor apartment, situated in this modern residential development and within walking distance of Saintfield's bustling village.

Accessed through its own front door, this fantastic apartment is perfect for the first time buyer, young couple or those wishing to downsize with convenience in mind. Fitted with oil fired central heating and PVC double glazing, the accommodation comprises of a beautifully appointed open plan kitchen, living and dining area with a modern fitted kitchen and an excellent range of integrated appliances, two excellent sized bedrooms and bathroom, fitted with a modern white suite. Outside, easily maintained and enclosed gardens with decking area, provide the ideal entertaining space.

A short stroll brings you into Saintfield village which is thriving with many local boutiques, coffee shops and restaurants. An excellent choice of primary and secondary schools are close by, as too is Rowallane Gardens, boasting beautiful walks and events throughout the year.

FEATURES

- Well Presented Ground Floor Apartment Situated in this Popular and Convenient Development
- Accessed Through its Own Front Door
- Open Plan Kitchen, Living and Dining Area with Modern Fitted Kitchen and an Excellent Range of Integrated Appliances
- Two Excellent Sized Bedrooms
- Bathroom Fitted with a Modern White Suite
- Oil Fired Central Heating and PVC Double Glazing
- Enclosed and Easily Maintained Gardens with Decking Area
- Within Walking Distance to Saintfield Village and a Convenient Commute to Downpatrick, Lisburn and Belfast
- Perfect for the First Time Buyer, Young Couple or Those Wishing to Downsize

Entrance Hall

Glazed PVC entrance door; wood strip floor; recessed spotlights; built in storage cupboard and airing cupboard.

Open Plan Kitchen / Living / Dining Area

23'7 x 15'10 (7.19m x 4.83m)

Maximum Measurements

Excellent range of modern high and low level cupboards and drawers with matching glazed display cupboard incorporating 1½ tub stainless steel sink unit with swan neck mixer taps; integrated CDA electric under oven with 4 ring ceramic hob; extractor hood with glass inset over; CDA fridge freezer; CDA dishwasher; Blomberg washing machine; formica worktops; tiled splashback; recessed spotlights; glazed PVC double doors to garden.

Bedroom 1

14'4 x 9'8 (4.37m x 2.95m)

Bedroom 2

14'4 x 13'4 (4.37m x 4.06m)

Maximum Measurements

Built in wardrobes

Bathroom

9'1 x 7'9 (2.77m x 2.36m)

Modern white suite comprising panelled bath with mixer taps and telephone shower attachment; separate shower cubicle with aqualisa thermostatically controlled shower unit and wall mounted telephone shower attachment; fitted sliding doors; close coupled WC; pedestal wash hand basin with mono mixer taps; part tiled walls; tiled floor; towel radiator; recessed spotlights.

Outside

Enclosed garden laid out in brick pavia and decorative stones; raised decking area; outside light and water tap; enclosed Grant oil fired boiler; PVC oil storage tank.

Tenure

Leasehold

Management Charges

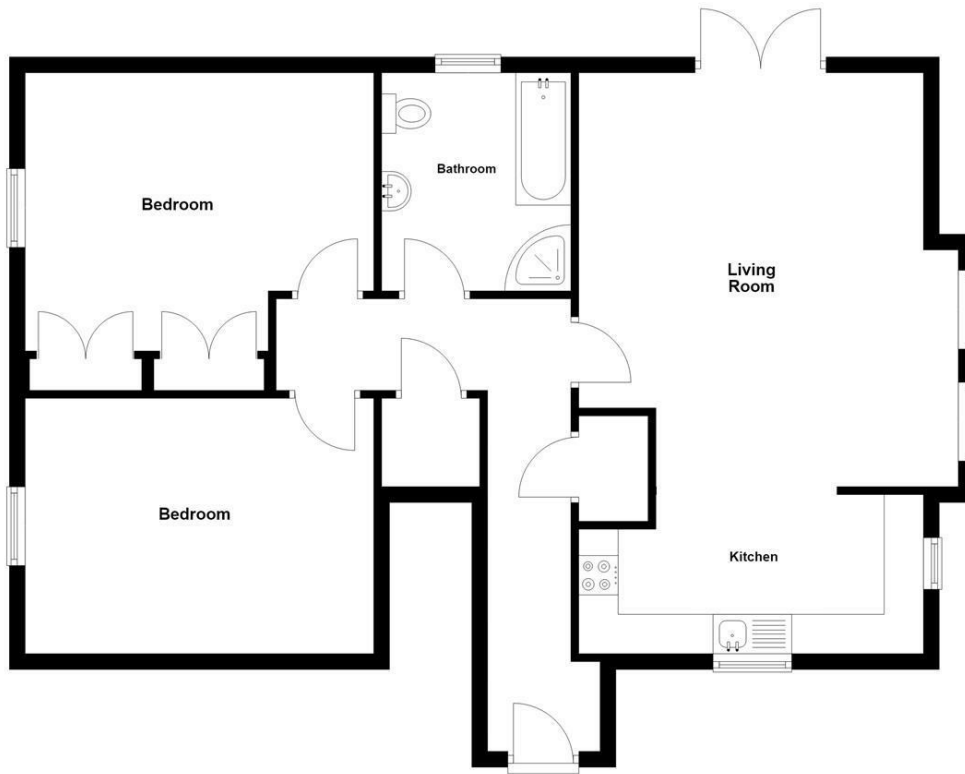
Forgehill Close Management Ltd. £500 per annum including buildings insurance, maintenance and repairs of common areas

Capital / Rateable Value

£105,000. Rates Payable = £1109.00 Per Annum (Approx)

Ground Floor

Approx. 82.4 sq. metres (886.5 sq. feet)



Total area: approx. 82.4 sq. metres (886.5 sq. feet)

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

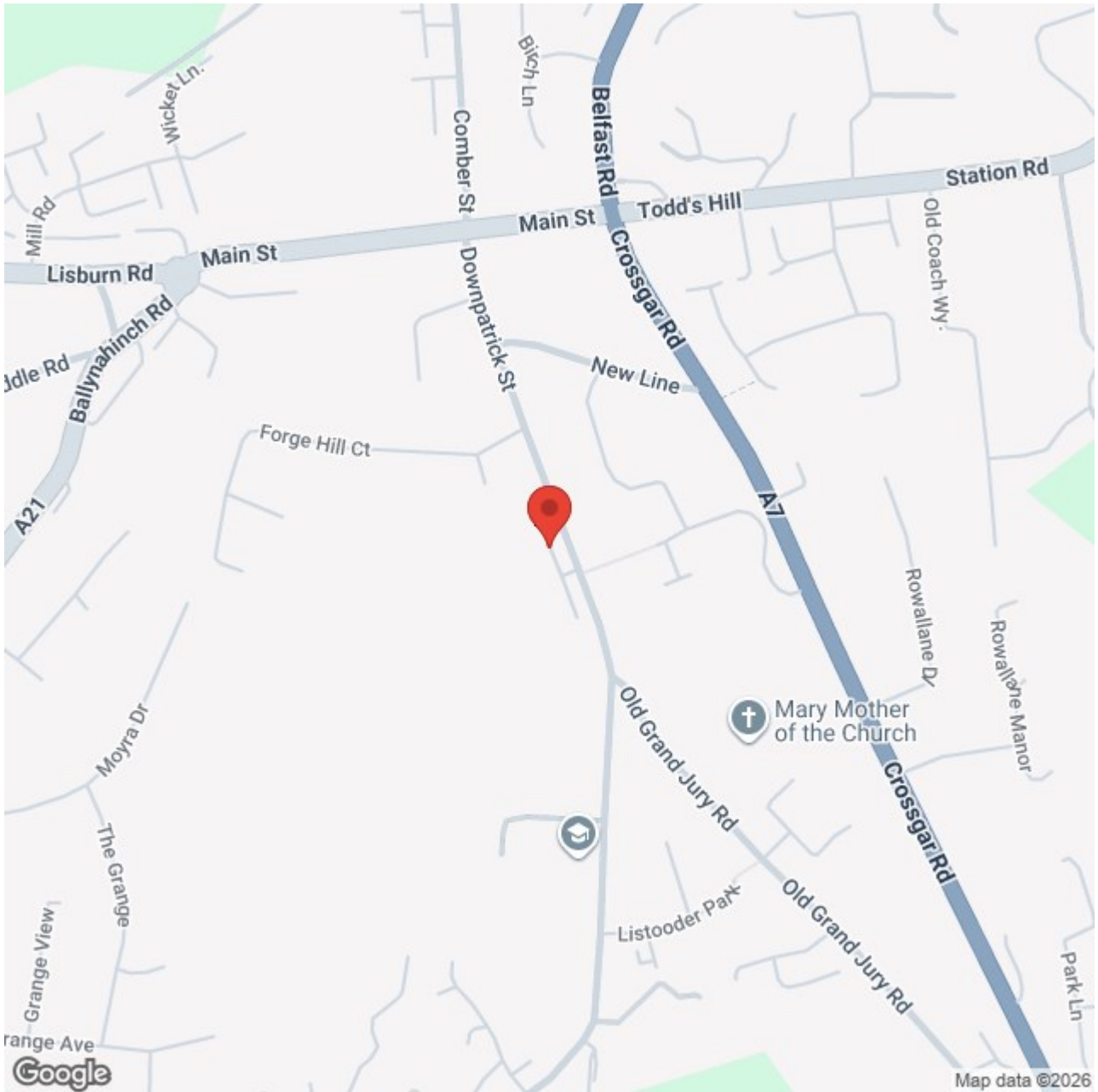
5 Forge Hill Close, Saintfield











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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