

**Tim Martin**  
.co.uk



**3 Shrewsbury Heights  
Saintfield  
BT24 7PB**

**Offers Around  
£215,000**

[www.timmartin.co.uk](http://www.timmartin.co.uk)  
Telephone 028 91 878956

## SUMMARY

This beautifully presented and maintained detached home offers flexible accommodation making it ideal for a range of buyers.

The property comprises a bright and spacious layout with an adaptable layout. The ground floor boasts a generous lounge with open fire, kitchen with Neff integrated appliances, family room opening out to the rear garden, which could be used as a third bedroom and a shower room. Two double bedrooms, one with built in wardrobes, and a bathroom are found on the first floor.

Externally, the property is equally as impressive with the driveway providing parking for three cars, which leads to the detached garage. The partially enclosed rear gardens benefit from a flagged patio area and ease of maintenance.

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

- Beautifully Presented and Maintained Detached Home with Flexible Accommodation
- Bright and Spacious Lounge and Separate Family Room / Bedroom 3
- Kitchen with Neff Integrated Appliances
- Downstairs Shower Room
- Two First Floor Bedrooms - One with Generous Built in Wardrobes
- Family Bathroom with White Suite
- Oil Fired Central Heating and Double Glazing
- Driveway with Parking for Three Cars Leading to Detached Garage
- Within Walking Distance to Saintfield Village and Academy Primary School

## **Entrance Hall**

Glazed Upvc entrance door; solid oak wooden floor; storage cupboard; telephone connection point; corniced ceiling.

## **Shower Room**

**8'2 x 2'9 (2.49m x 0.84m )**

White suite comprising tiled shower cubicle with Mira Sport Max electric shower; glass shower door; dual flush WC; semi pedestal wash hand basin with mono mixer taps; ceramic tiled floor; corniced ceiling; LED spotlights; extractor fan.

## **Lounge**

**16'5 x 14'0 (5.00m x 4.27m )**

(Maximum Measurements )

Stone fire surround with brick granite insert and matching hearth; corniced ceiling; TV aerial connection point.

## **Kitchen / Dining**

**16'4 x 11'9 (4.98m x 3.58m )**

Excellent range of high and low level cupboards and drawers with feature glazed display cupboards; formica worktop incorporating 1½ tub stainless steel sink unit with swan neck mixer taps; Neff double electric ovens; Neff 4 ring ceramic hob with Neff stainless steel extractor unit and light over; Neff integrated dishwasher; space and plumbing for washing machine; ceramic tiled floor; part tiled walls; LED spotlighting; glazed uPVC door to the rear garden.

## **Family Room / Bedroom 3**

**11'5 x 9'9 (3.48m x 2.97m )**

TV aerial connection point; glazed sliding door to rear garden; corniced ceiling.

## **Stairs to First Floor / Landing**

Hotpress with copper cylinder.

## **Bedroom 1**

**13'6 x 10'4 (4.11m x 3.15m )**

Excellent range of built in wardrobes with clothes rails and shelving; TV aerial connection point.

## **Bathroom**

**7'0 x 5'4 (2.13m x 1.63m )**

White suite comprising panelled bath with mixer taps; Triton Ivory ii electric shower with wall mounted telephone shower attachment over; glass shower screen; pedestal wash hand basin with chrome taps; low flush WC; chrome heated towel radiator; ceramic tiled walls and floor; Velux ceiling window; extractor fan.

## **Bedroom 2**

**13'6 x 9'9 (4.11m x 2.97m )**

Access to roofspace.

## **Outside**

Tarmac and concrete drive with ample parking to front and side of residence and leading to:-

## **Detached Garage**

Roller door; light and power points.

## Gardens

Front gardens laid out in flower beds planted with a mature selection of ornamental and flowering shrubs and trees.

Partially enclosed rear gardens are laid out in lawns with a flagged patio area; flower beds planted with a selection of ornamental and flowering trees and shrubs; outside light and water tap; boiler house with Reillo oil fired boiler.

## Tenure

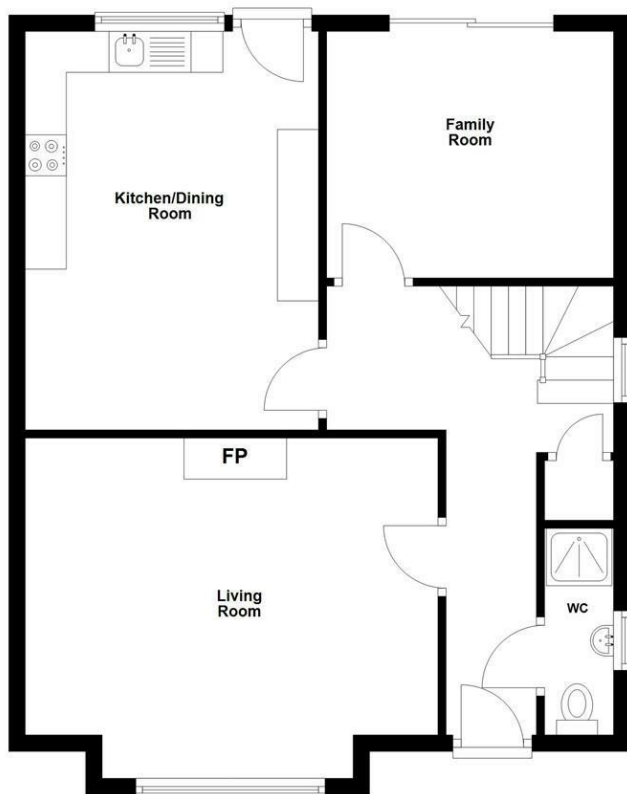
Freehold

## Capital / Rateable Value

£135,000. Rates Payable = £1,371 Per Annum (Approx)

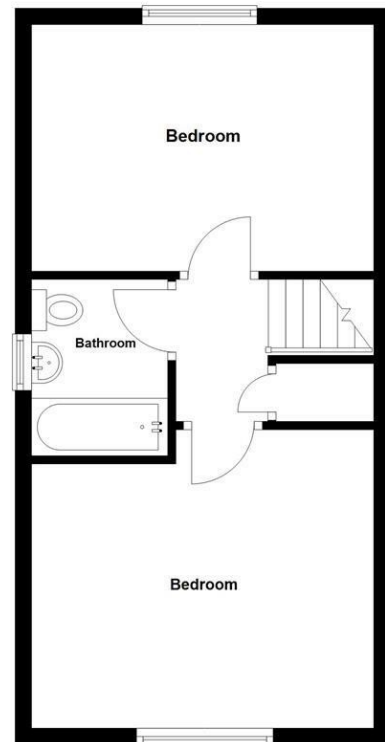
### Ground Floor

Approx. 63.1 sq. metres (679.6 sq. feet)



### First Floor

Approx. 35.7 sq. metres (384.2 sq. feet)

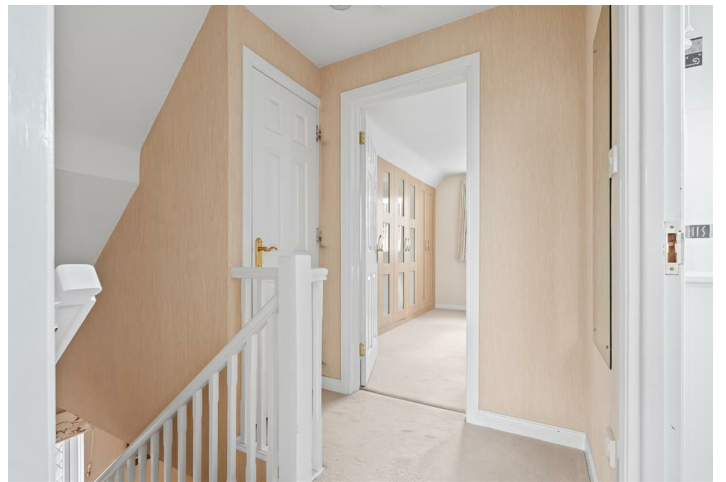


Total area: approx. 98.8 sq. metres (1063.8 sq. feet)

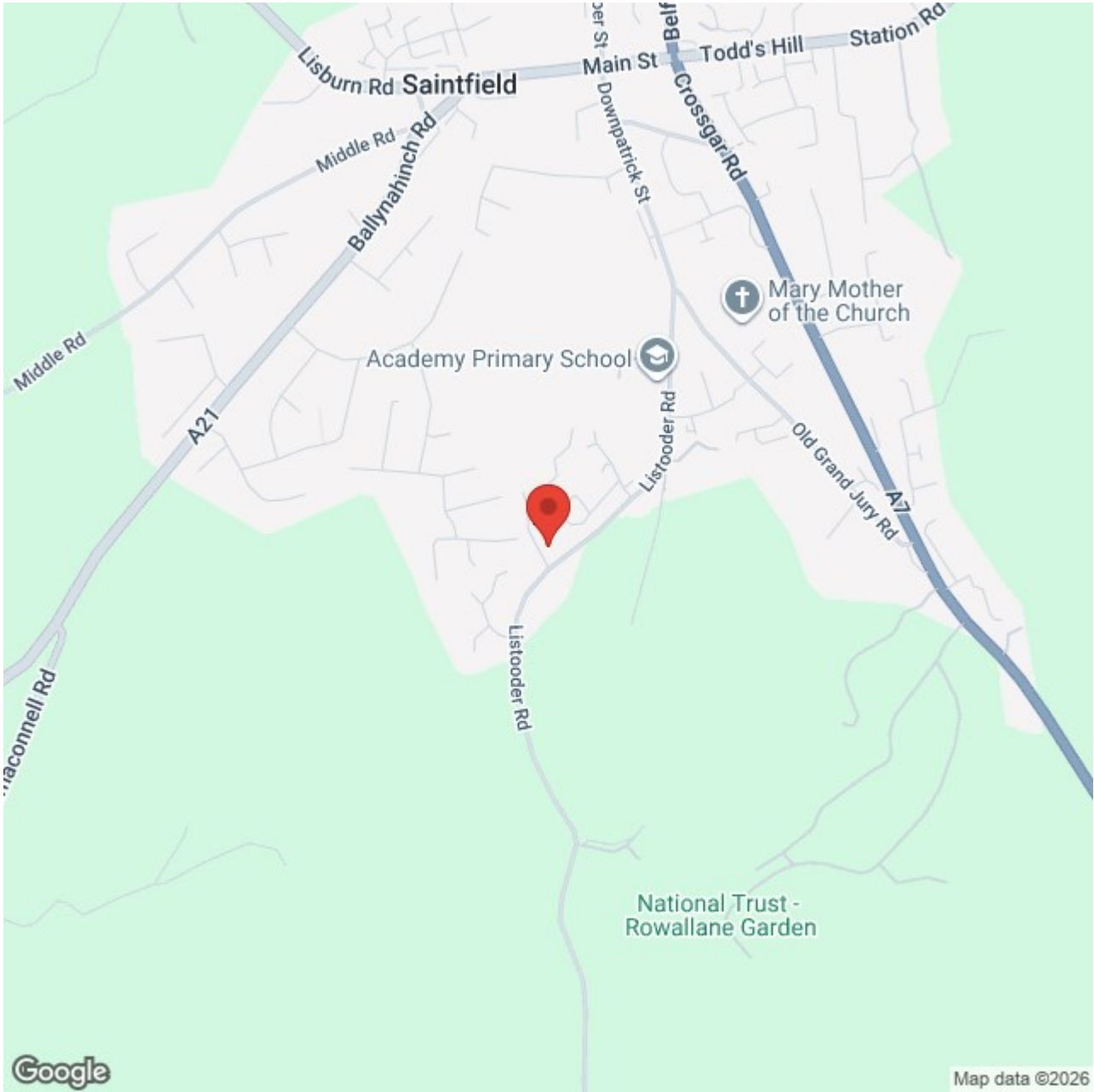
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Google

Map data ©2026



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		56	67
(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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