

Tim Martin
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8 Mill View
Saintfield
BT24 7FG

Offers Around
£159,950

www.timmartin.co.uk
Telephone 028 91 878956

SUMMARY

An impeccably presented 2nd floor duplex apartment, with lift access, situated in this popular residential development and within easy walking distance from the village centre.

The bright spacious apartment is tastefully presented and comprises of a modern kitchen, generous lounge, two well proportioned bedrooms (one with en suite) and bathroom, all set over two floors. Gas fired heating and double glazing in sash windows have been fitted.

The apartment enjoys pleasing views over the Fair Green.

Saintfield is within walking distance and benefits from local boutiques, coffee shops, churches, library and doctors surgery. Academy Primary and Saintfield High Schools are both 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

- Second Floor Duplex Apartment with Lift Access
- Modern Kitchen with Range of Integrated Appliances
- Generous Lounge Overlooking the Fair Green
- Two Well Proportioned Bedrooms - Principal with En Suite
- Separate Bathroom
- Gas Fired Central Heating and Double Glazing
- Ideal for First Time Buyers, Couples or Investors
- Within Walking Distance of Many Local Boutiques, Coffee Shops, Pubs and Restaurants and Primary and Secondary Schools
- Convenient Commute To Downpatrick, Belfast and Lisburn

Entrance Porch

Oak parquet floor.

Cloakroom

7'1 x 3'2 (2.16m x 0.97m)

White suite comprising floating wash hand basin with chrome mono mixer tap; matching towel rail and tiled splashback; close coupled WC; ceramic tiled floor; extractor fan; 12 volt spotlights.

Lounge

15'4 x 13'8 (4.67m x 4.17m)

Oak parquet floor; feature panelled walls; 12 volt spotlights.

Kitchen

11'1 x 11'0 (3.38m x 3.35m)

Single drainer stainless steel sink unit with swan neck mixer taps; good range of laminate eye and floor level cupboards and drawers; formica worktops; integrated Gorenje electric oven and and combi oven; gas 4 ring hob with stainless steel and glass extractor fan over; Gorenje fridge / freezer; Hotpoint washing machine and tumble dryer; part tiled walls and tiled floor; 12 volt spotlights.

First Floor / Landing

Built in storage cupboard; access to roof space.

Bedroom 1

15'3 x 11'2 (4.65m x 3.40m)

Tv aerial and telephone jack points.

Bathroom

10'0 x 6'6 (3.05m x 1.98m)

Modern white suite comprising panel bath with centrally located chrome mixer taps; thermostatically controlled shower over; glass shower panel; floating wash hand basin with chrome mono mixer tap; mirror fronted bathroom; cabinet over; close coupled WC; vertical heated towel radiator; ceramic tiled floor and part tiled walls; 12 volt ceiling spotlights and extractor fan.

Principal Bedroom

15'3 x 13'8 (4.65m x 4.17m)

Maximum Measurements - L shaped

Telephone jack point.

En-Suite Shower Room

7'1 x 4'10 (2.16m x 1.47m)

Modern white suite comprising quadrant tiled shower cubicle with thermostatically controlled shower; glass sliding shower door and side panel; floating wash hand basin with chrome mono mixer tap; close coupled WC; ceramic tiled floor and part tiled walls; vertical heated towel radiator; 12 volt ceiling lighting and extractor fan.

Tenure

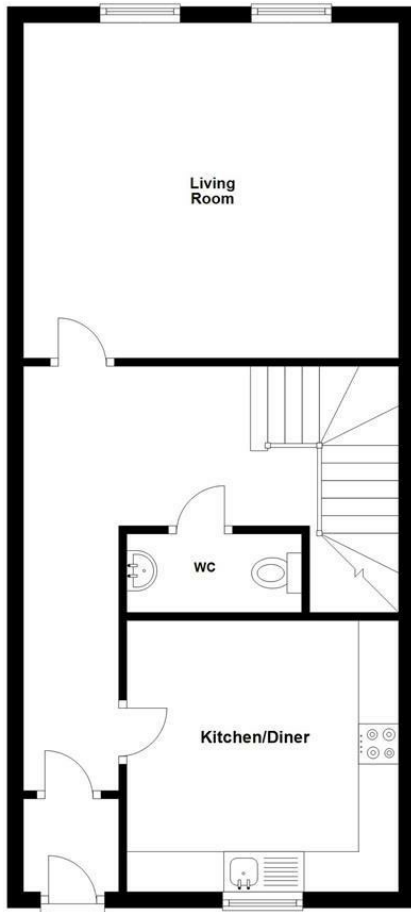
Leasehold

Capital / Rateable Value

£115,000. Rates Payable = £1,168 Per Annum (Approx)

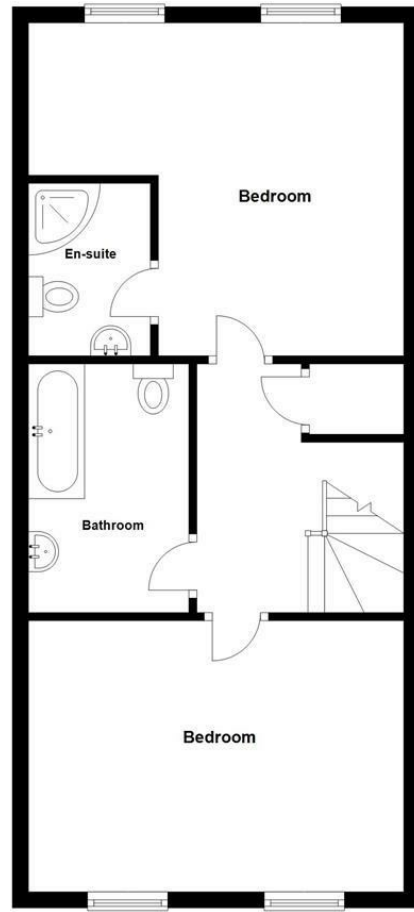
Lower Floor

Approx. 46.3 sq. metres (498.5 sq. feet)



Top Floor

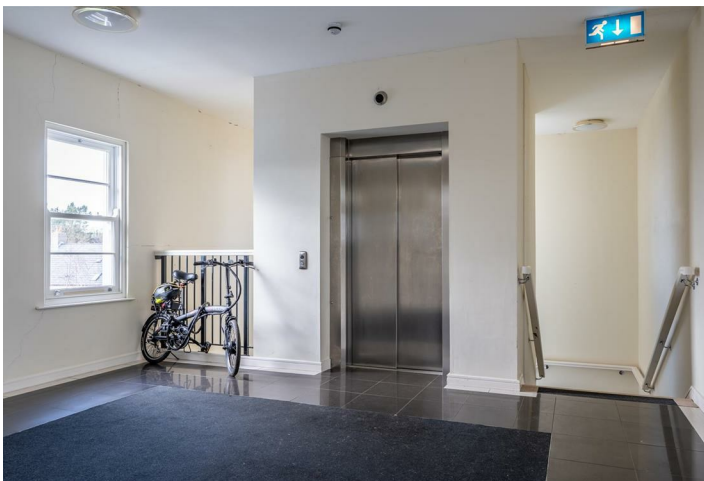
Approx. 50.8 sq. metres (546.6 sq. feet)



Total area: approx. 97.1 sq. metres (1045.1 sq. feet)

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

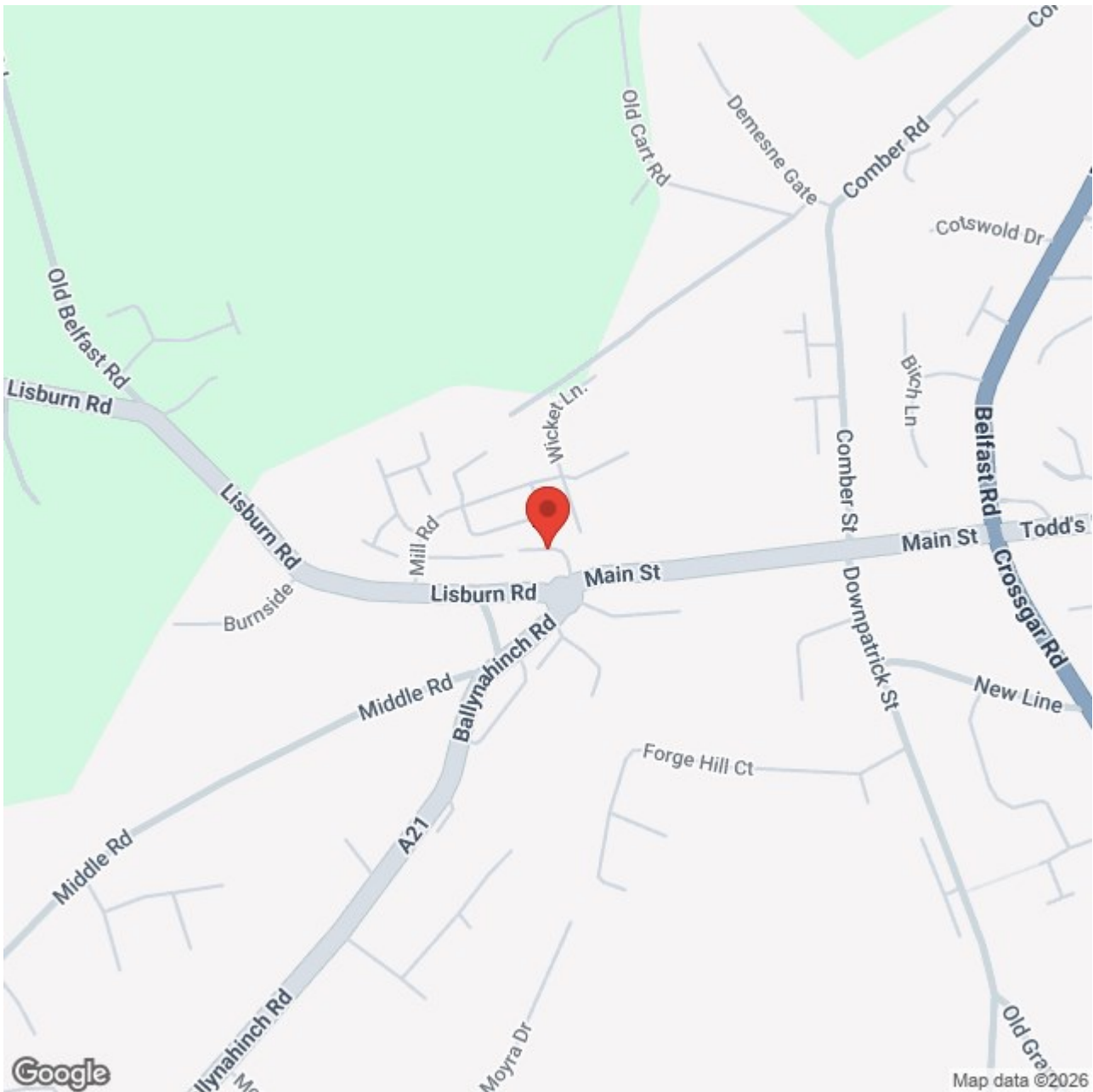
8 Mill View, Saintfield











Google

Map data ©2026



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Saintfield
1B Main Street, Saintfield, BT24 7AA
T 028 97 568300

Comber
27 Castle Street, Comber, BT23 5DY
T 028 91 8789596

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