

Tim Martin
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**69a Woodrow Gardens
Saintfield
BT24 7WG**

**Offers Around
£145,000**

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SUMMARY

A well presented second floor apartment, ideally situated within this ever popular development, only a short stroll from Saintfield's bustling village.

Ideal for a first time buyer, those wishing to downsize or investor, the property boasts beautifully appointed accommodation throughout and is fitted with gas fired central heating and PVC double glazing. The entrance hall leads to a spacious lounge with dining and study area, a modern fitted kitchen and bathroom. The two bedrooms are well proportioned, with the principal bedroom enjoying an ensuite shower room, built-in storage and patio doors overlooking communal gardens. There is designated parking located to the front of the apartment.

Saintfield village boasts many local amenities which are within walking distance including 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.

FEATURES

- Well Presented Second Floor Apartment Situated within this Popular Residential Development
- Spacious Lounge with Dining and Study Area
- Modern Fitted Kitchen
- Bathroom Complete with a White Suite
- Two Excellent Sized Bedrooms Including the Principal Bedroom with an Ensuite Shower Room
- Gas Fired Central Heating and PVC Double Glazing
- Designated Parking and Communal Gardens
- Perfect for the First Time Buyer, Young Couple, Investor or Those Wishing to Downsize
- Within Walking Distance of Saintfield Village and Public Transport
- Convenient Commute to Downpatrick, Belfast and Lisburn

Communal Entrance Hall

Leading to the second floor

Entrance Hall

Access to roof space.

Bathroom

7'4 x 5'11 (2.24m x 1.80m)

Maximum Measurements

Modern white suite comprising panelled bath; pedestal wash hand basin and close coupled WC; part tiled walls; vinyl floor; extractor fan.

Lounge

27'5 x 11'4 (8.36m x 3.45m)

Maximum Measurements

Built in storage cupboard; study area; TV and Telephone connection points.

Kitchen

10'4 x 9'9 (3.15m x 2.97m)

Maximum Measurements

Good range of modern wood laminate high and low level cupboards and drawers incorporating 1½ tub stainless steel sink unit with mixer taps; integrated Tecnik electric under oven with 4 ring gas hob; concealed extractor unit over; space for fridge freezer; space and plumbing for washing machine; laminate worktops; tiled splashback; vinyl floor; Worcester gas fired boiler.

Principal Bedroom

12'9 x 12'2 (3.89m x 3.71m)

Built in storage cupboard; glazed PVC double doors opening to Juliet balcony.

En - Suite Shower Room

7'0 x 4'8 (2.13m x 1.42m)

Modern white suite comprising separate shower cubicle with thermostatically controlled shower unit and wall mounted telephone shower attachment; close coupled WC; pedestal wash hand basin; vinyl floor; extractor fan.

Bedroom 2

12'0 x 9'7 (3.66m x 2.92m)

Built in storage cupboard.

Outside

Designated parking space; visitor parking; communal garden.

Tenure

Leasehold -

Management Fee

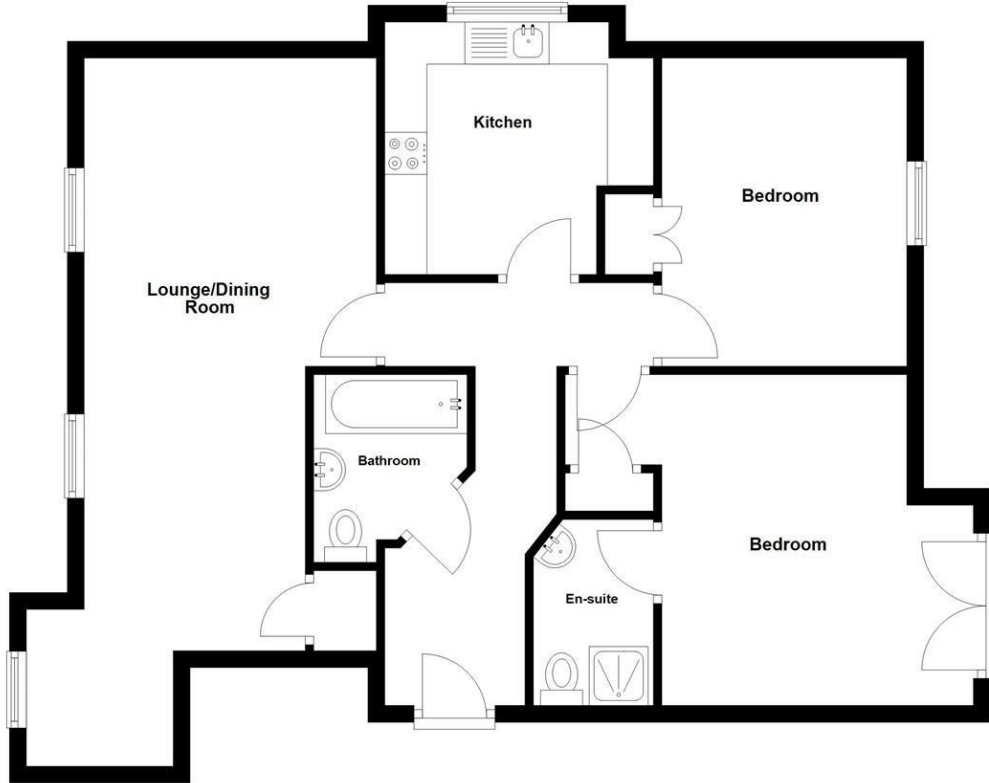
£1072.75 Per Annum

Capital / Rateable Value

£95,000. Rates Payable = £1,003.00 Per Annum (Approx)

Second Floor

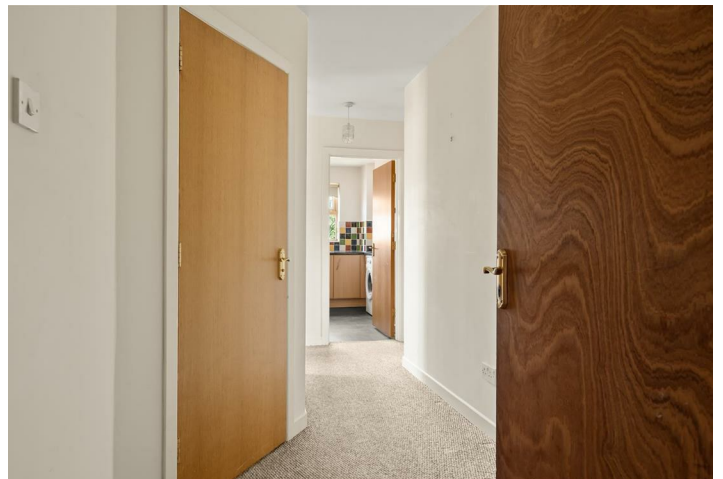
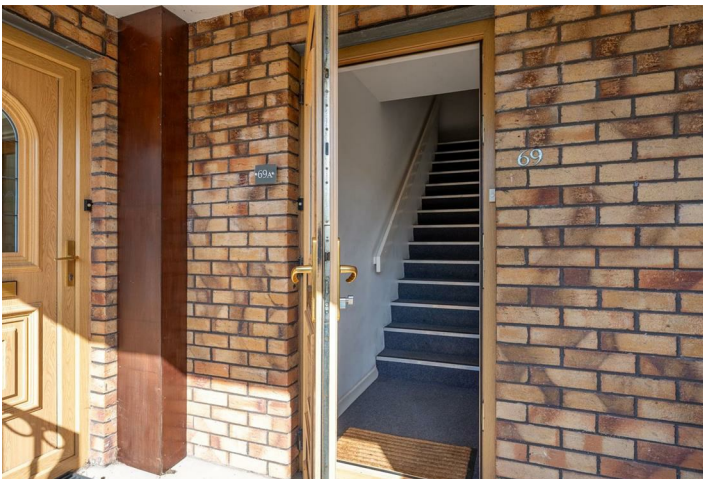
Approx. 78.7 sq. metres (847.4 sq. feet)



Total area: approx. 78.7 sq. metres (847.4 sq. feet)

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

69a Woodrow Gardens, 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			
(55-68) D		61	62
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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