

Tim Martin
— .co.uk



**21 Downpatrick Street
Saintfield
BT24 7AY**

**Rent
£925 Per Month**

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SUMMARY

Ideally situated a short walk to Saintfield Main Street, this well presented property is well positioned to take advantage of Saintfield's excellent amenities.

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

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.

RENT: £925.00 per month

RATES: Landlord Pays Rates

DEPOSIT: £925.00

- Spacious Townhouse Set in the Heart of Saintfield
- Lounge with Enclosed Electric Fire
- Newly Fitted Kitchen Open Plan to a Separate Dining Room
- Modern Fitted Bathroom
- 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
- OPEN VIEWING: Thursday, 16th April 2026 4.45pm-5.15pm - No need to book

Entrance Hall

Wood laminate floor.

Lounge

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

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)

Newly fitted painted wood kitchen comprising high and low level cupboards and drawers; 1½ tub stainless steel sink unit with swan neck mixer tap; integrated oven and hob; washing machine and fridge / freezer; part tiled walls;; tiled effect vinyl 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)

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 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.

Store






Boiler House


Grant oil fired boiler.

PVC Oil Storage Tank





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Northern Ireland		EU Directive 2002/91/EC 	

Comber ■
27 Castle Street, Comber, BT23 5DY
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Saintfield
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