

Tim Martin
— .co.uk



**6 Mill View
Saintfield
BT24 7FG**

**Rent
£750 Per Month**

www.timmartin.co.uk
Telephone 028 91 878956

SUMMARY

A beautifully presented duplex apartment, situated in the much sought after Saintfield Mill development, with many local amenities on your doorstep.

Accessed from the communal entrance hall with lift and stairs leading to the property's own private front door, this beautifully presented apartment has been fitted with gas fired central heating and double glazing. The accommodation comprises of a spacious lounge, modern fitted kitchen with an excellent range of integrated appliances and a casual dining area and downstairs WC. The first floor boasts two excellent sized bedrooms with the principal bedroom enjoying an ensuite shower room and a principal bathroom, fitted with a modern white suite. Outside, the property enjoys designated parking.

Saintfield village is thriving with many local boutiques, coffee shops, pubs and restaurants, and an excellent choice of primary and secondary schools, whilst enjoying ease of access to Downpatrick, Lisburn and Belfast by both car and public transport.

RENT: £750.00 per month

RATES: Paid by landlord

DEPOSIT: £750.00

NB: This property is fitted with Gas Fired Central Heating. Some providers may request a security deposit from tenants. Any such deposit is separate from and in addition to the tenancy deposit. It is the tenant's responsibility to pay any such deposit to the provider.

- OPEN VIEWING: Tuesday, 7th October 2025 4pm-5pm
- Beautifully Presented Duplex Apartment Situated Within Saintfield Mill
- Communal Access With Lift and Stairs To Own Private Front Door
- Bright and Spacious Lounge
- Modern Fitted Kitchen with Casual Dining Area
- Downstairs WC and First Floor Bathroom
- Two Excellent Sized Bedrooms Including Principal Bedroom with Ensuite Shower Room
- Gas Fired Central Heating, Double Glazing and Designated Parking for 1 Car
- Within Walking Distance of Saintfield Village, Schools and Public Transport
- Available Immediately on an Unfurnished Basis

Entrance Porch

Telephone connection point;

Entrance Hall

WC

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

Modern white suite comprising close coupled wc and wall mounted wash hand basin with mono mixer tap; recessed spotlights; extractor fan;

Kitchen

11'0" x 11'0" (3.35m x 3.35m)

Excellent range of modern high and low level cupboards and drawers incorporating 1½ tub stainless steel sink unit with swan neck mixer tap; integrated Gorenje electric under oven; Gorenje four ring gas hob; integrated microwave; Gorenje dishwasher; integrated fridge / freezer and washing machine; formica worktops; tiled splashback; tiled floor; recessed spotlights; gas fired boiler;

Lounge

15'5" x 13'8" (4.70m x 4.17m)

Recessed spotlights; tv aerial connection point;

1st Floor / Landing

Access to roofspace; built-in storage cupboard;

Principal Bedroom

15'5" x 13'8" max meas (4.70m x 4.17m max meas)

Telephone connection point; recessed spotlights;

En-suite Shower Room

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

Modern white suite comprising tiled shower cubicle with thermostatically controlled shower unit; dual flush wc; semi-pedestal wash hand basin with mono mixer tap; part tiled walls; tiled floor; towel radiator; recessed spotlights;

Bathroom

10'3" x 6'6" (3.12m x 1.98m)

Modern white suite comprising panelled bath with pillar mixer tap; thermostatically controlled shower unit with wall mounted telephone shower attachment; curved glass shower screen; dual flush wc; semi-pedestal wash hand basin with mono mixer tap; part tiled walls; tiled floor; towel radiator; recessed spotlights;

Bedroom 2

15'4" x 11'1" (4.67m x 3.38m)

Outside

Designated parking for 1 car; shared visitor parking;





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

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

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

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

Tim Martin & Company for themselves and for the vendors of this property have endeavoured to prepare these sales details as accurate and reliable as possible for the guidance of intending purchasers or lessees. These particulars are given for general guidance only and do not constitute any part of an offer or contract. The seller and us as agents, do not make any representation or give any warranty in relation to the property. We would recommend that all information contained in this brochure about the property be verified by yourself or professional advisors. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty will be given as to their condition. All measurements contained within this brochure are approximate. Please contact us prior to viewing the property. If there is any point of particular importance to you we would be pleased to provide additional information or make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.