# Tim Martin co.uk



6 Mill View Saintfield BT24 7FG

Rent £750 Per Month

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#### **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 causal 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**

#### W C

#### 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; Gprenje 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 spoltlights; 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;



























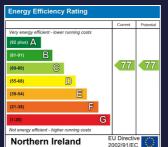




Total area: approx. 97.1 sq. metres (1045.1 sq. feet)

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





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