



241b Saintfield Road

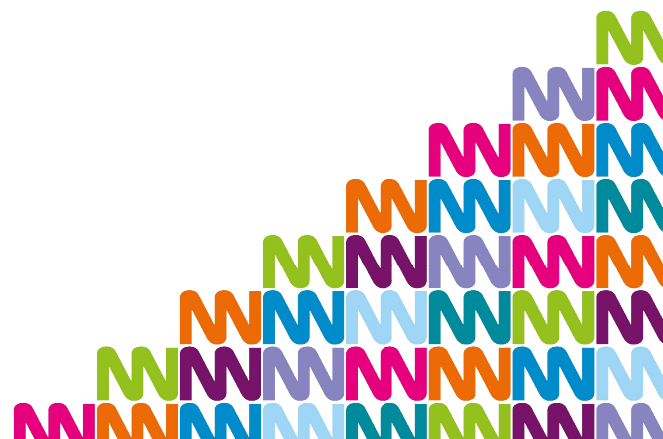
Belfast
BT8 6PS

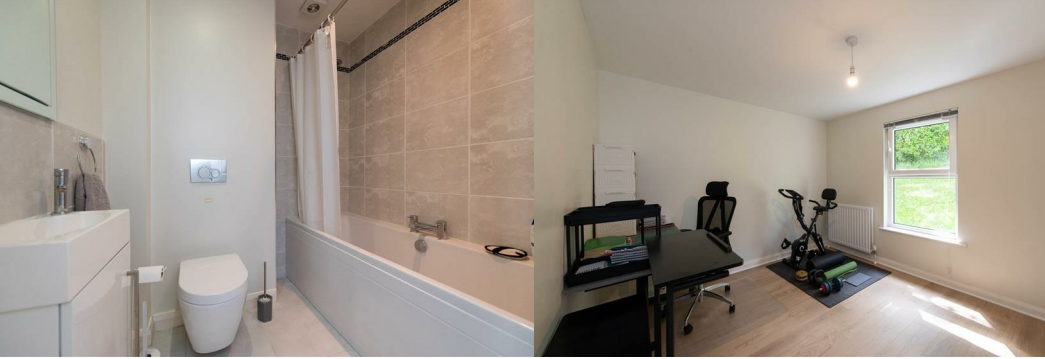
Asking Price

£185,000

- Beautifully Presented Ground Floor Apartment
- Located on the Saintfield Road
- Spacious Open Plan Living, Kitchen & Dining Area
- Modern Fully Fitted Kitchen
- Two Generously Sized Bedrooms (Principal w/ En-Suite)
- Well-Appointed Family Bathroom
- Spacious Communal Gardens & Paved Outdoor Areas
- Secure Off-Street Parking
- Excellent Access to Local Amenities, Transport & Belfast City Centre
- Gas Fired Central Heating

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





Located on the ever-popular Saintfield Road, 241B Saintfield Road presents an excellent opportunity to acquire a beautifully presented ground floor apartment within a private and secure development.

Upon entering the property, you are welcomed by a bright and inviting entrance hall which seamlessly connects each room of the home. The apartment boasts a spacious open plan living, kitchen and dining area, flooded with natural light and perfectly designed for both relaxing and entertaining. The modern fitted kitchen offers excellent storage and workspace, catering to all everyday needs.

The property benefits from two generously sized bedrooms, including a principal bedroom complete with en-suite shower room. A well-appointed family bathroom further enhances the accommodation.

Externally, the apartment enjoys spacious communal gardens and paved areas surrounding the side and rear of the building, providing an attractive outdoor setting. The property also benefits from secure off-street parking for added convenience and peace of mind.

Ideally situated on the Saintfield Road, the property offers excellent access to a wide range of local amenities including shops, cafes, schools and transport links to Belfast City Centre and surrounding areas. Forestside Shopping Centre, leading schools and recreational facilities are all within easy reach, making this an ideal home for first-time buyers, downsizers and investors alike.

MORTGAGE ADVICE

Please contact our associate, Donnan Ritchie from Ritchie & McLean Mortgage Solutions on 07545 576 819 or email donnan@ritchiemclean.co.uk. Donnan is based in our Downpatrick branch.

ENQUIRES TO

Kyle Toan:

kyle@quinnestateagents.com or 07542 607015



Terms & Conditions: Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by thorough inspection of the property and we recommend that any prospective purchaser should employ the professional services of a building surveyor and consider their findings prior to entering into contract. All such fees associated with this work will be the responsibility of the prospective purchaser regardless of whether the sale completes or not. In addition, none of the appliances or installations have been tested in any way whatsoever and it is our recommendation that a purchaser should fully satisfy themselves by employing an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room and should not be relied upon as completely accurate. You should not make decisions based on the measurements provided and double check measurements at all times. Valuation/Mortgage Service: As part of our service we would remind Vendors and potential purchasers that we have a Mortgage Broker available at this branch. If you are thinking of selling, we would be happy to carry out a free market appraisal of your property.



For any enquiry relating to this property, please contact

Kyle Toan

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