



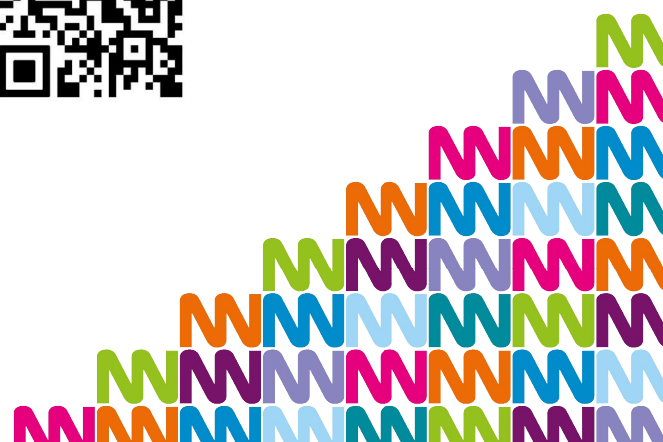
3 Moyra Close
Saintfield
BT24 7BQ

**Offers In The Region Of
£209,950**

- Semi Detached Home
- Three Bedrooms
- Well Presented Throughout
- Spacious Lounge With Open Fire
- Open Plan Kitchen Dining Area
- Modern Bathroom With Freestanding Bath
- Detached Garage
- Sizeable Driveway
- Decked Area With Pergola
- Chain Free Sale



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		
	39	63





This delightful semi-detached home in Saintfield, offers a perfect blend of comfort and modern living. Spanning an impressive 1,065 square feet. Upon entering, you will find a welcoming reception room with open fire that sets the tone for the rest of the home. The property is well presented throughout, ensuring that it is move-in ready for its new occupants. The modern kitchen and bathroom are particularly noteworthy, providing both style and functionality for everyday living.

One of the standout features of this home is the rear enclosed garden, which includes a charming pergola covering a decked area. This outdoor space is perfect for entertaining guests or enjoying quiet evenings. The property also benefits from a detached garage and a spacious driveway, offering ample parking in this peaceful cul-de-sac.

Situated on the edge of Saintfield village, the location is ideal for those who appreciate a tranquil setting while still being close to local amenities. This property truly represents a wonderful opportunity to acquire a well-appointed home in a sought-after area.

Accommodation

Ground floor comprises entrance hall with understairs cloakroom, living room with open fire and front aspect window with double doors to the open plan kitchen dining area. The kitchen offers a range of high and low level units with integrated dishwasher, fridge freezer, microwave and oven, the kitchen also features a centre island with seating. On the first floor there are three sizeable bedrooms, with bedroom one offering built in storage, bathroom with freestanding bath and separate shower cubicle with electric shower. The linen closet is located in the third bedroom.

Outside

The property is located in a quiet cul-de-sac, on a corner site, the property is approached by driveway and garden laid in lawn, the rear garden is enclosed and offers featured decked area with pergola and detached garage.

Mortgage Advice

If you require financial advice on the purchase of this property, please do not hesitate to contact Laura McLean from Ritchie & McLean Mortgage Solutions on 07731435310 or email Laura on laura@ritchiemclean.co.uk

Contact

To book a viewing please contact Carrie on 02897564400 or email - ballynahinch@quinnestateagents.com



For any enquiry relating to this property, please contact

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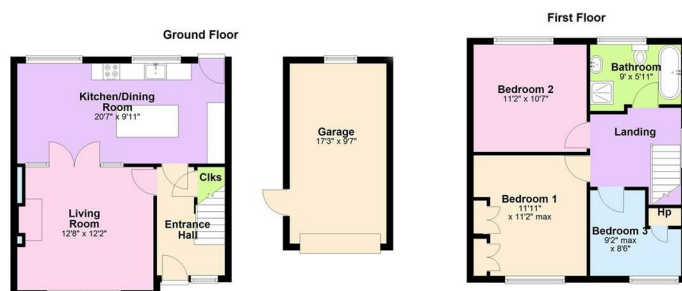
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3 Moyra Crescent, Saintfield

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.

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