



## 3 OLD GRAND JURY MANOR

Saintfield BT24 7LQ

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*Offers Around*

**£435,000**



DETACHED | 5  | 2  | 2 

This impressive detached five-bedroom family home is ideally positioned in the heart of Saintfield, offering generous and flexible accommodation perfectly suited to modern family living.

## KEY FEATURES

Impressive Detached Family Home in the Heart of Saintfield

Family Lounge with Feature Multi-Burning Stove

Open Plan Kitchen / Living / Dining with Bespoke Fully Kitchen, Island with Breakfast Bar Seating and Wood Burning Stove

Utility Room/Downstairs WC

Downstair Principal Bedroom with Ensuite Bathroom

Four Further Well-Proportioned Bedrooms

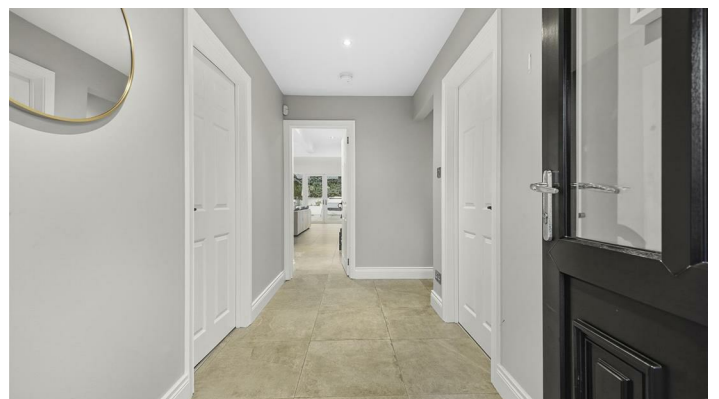
Detached Garage

Tarmac Driveway Providing Ample Off Street car Parking

Gas Heating / uPVC Double Glazing

Excellent Road and Transport Links for Commuters

Early Viewing Highly Recommended.





## ROOM DETAILS

### GROUND FLOOR

#### Entrance Hall

3' x 21'11"

#### Family Lounge

13'6" x 17'

#### Kitchen

11'4" x 20'4"

#### Living/Dining Area

18'5" x 22'9"

#### Utility Room

9'8" x 9'1"

#### Downstairs WC

#### Bedroom Five/Study

8' x 13'8"

#### Principal Bedroom

11'8" x 12'6"

#### En-suite Bathroom

### FIRST FLOOR

#### Landing

#### Bedroom Two

11'3" x 12'4"

#### Bedroom Three

10'10" x 11'3"

#### Bedroom Four

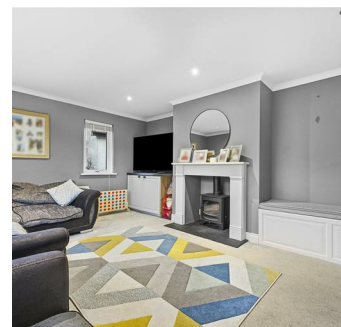
10'6" x 13'7"

#### Family Shower Room

### OUTSIDE

#### Detached Garage

17' x 11'7"



DIRECTIONS

From The Square in Comber head along High Street onto Ballygowan Road all the way to Ballygowan. At the roundabout take the 2nd exit towards Saintfield. At the end of the road take a left onto Belfast Road and continue onto Crossgar Road where you will then take a right onto Old Grand Jury Road then left onto Old Grand Jury manor where number 3 is located on the right-hand side



THE LOCAL AREA

Saintfield is a village and civil parish in County Down, Northern Ireland. It is about halfway between Belfast and Downpatrick on the A7 road.  
Rowallane Garden is a National Trust property located immediately south of Saintfield. It is particularly noted for its extensive collection of azaleas and rhododendrons. It is also home to the National Collection of penstemons.



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	56	56
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

OUR BRANCHES

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