

**Tim Martin**  
— .co.uk



62 Belfast Road  
Saintfield  
BT24 7EX

Cash Offers  
Around £100,000

[www.timmartin.co.uk](http://www.timmartin.co.uk)  
Telephone 028 97 568300

## SUMMARY

### CASH OFFERS ONLY

A detached cottage set in a secluded position, situated between Saintfield and Carryduff.

The cottage is in need of modernisation and may also provide an opportunity for a replacement dwelling.

The cottage includes, two reception rooms, two bedrooms, kitchen and shower room. The property is fitted with oil fired central heating and double glazing in uPVC frames.

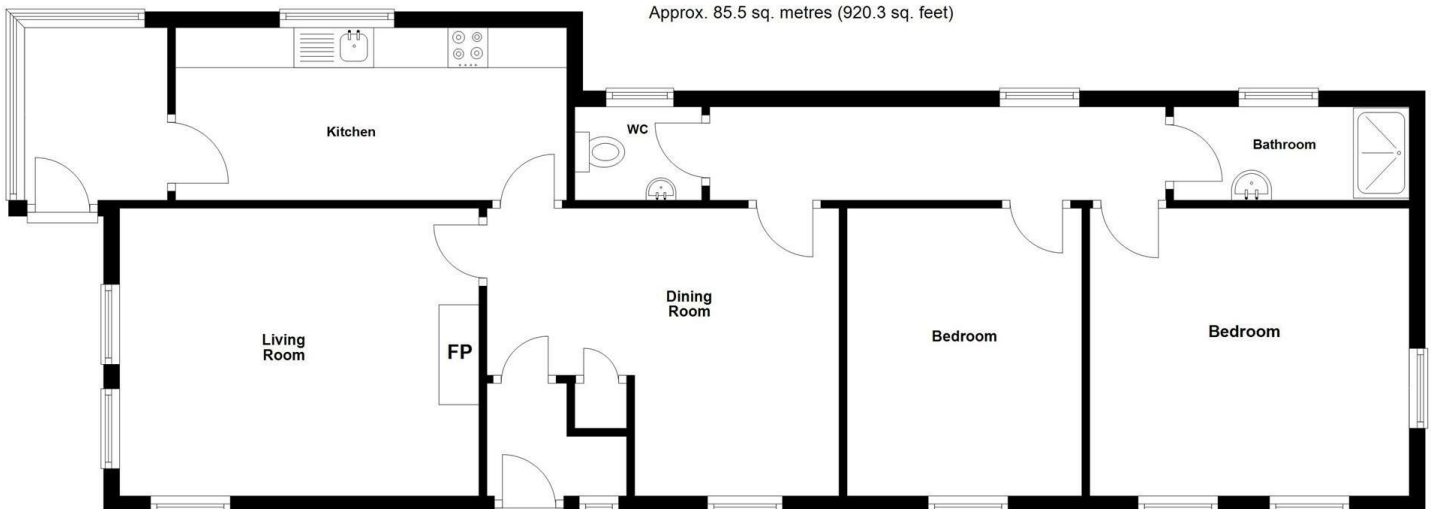
Realistically priced, the cottage affords an opportunity to own a slice of the rural countryside and is within easy access to Belfast and Lisburn.

## FEATURES

- Detached Cottage Set In A Secluded Position
- Property Is In Need Of Modernisation
- Two Reception Rooms
- Two Bedrooms
- Kitchen & Shower Room
- Oil Fired Central Heating And Double Glazing
- Gardens Situated To Front And Rear
- May Provide An Opportunity For A Replacement Dwelling
- Within Easy Access To Belfast And Lisburn

### Ground Floor

Approx. 85.5 sq. metres (920.3 sq. feet)



Total area: approx. 85.5 sq. metres (920.3 sq. feet)



**Entrance Hall**

Wood laminate floor.

**Lounge**

**14'9 x 11'9 (4.50m x 3.58m)**

Tiled fireplace and hearth.

**Dining Room**

**14'5 x 11'9 (4.39m x 3.58m)**

Wood laminate floor; hotpress with lagged copper cylinder.

**Kitchen**

**16'0 x 6'11 (4.88m x 2.11m)**

Single drainer stainless steel sink unit with mixer taps; range of laminate eye and floor level cupboards and drawers; space for electric cooker; plumbed and space for washing machine; part tiled walls.

**Rear Porch**

**7'3 x 5'10 (2.21m x 1.78m)**

Ceramic tiled floor.

**Rear Hallway**

Leading to:-

**WC**

**5'9 x 4'3 (1.75m x 1.30m)**

White suite comprising, close coupled wc; pedestal wash hand basin; ½ tiled walls; tiled floor.

**Bedroom 1**

**10'4 x 9'7 (3.15m x 2.92m)**

Built-in shelves.

**Bedroom 2**

**13'1 x 10'4 (3.99m x 3.15m)**

**Shower Room**

White suite comprising, tiled shower cubicle with Triton electric shower; glass sliding shower door and side panel; vanity unit with wash hand basin and chrome swan neck mixer taps, cupboard under; tiled floor and walls.

**Outside**

Shared gravel drive to a private gravelled drive and leading to:-

**Detached Garage**

**15'1 x 9'2 (4.60m x 2.79m)**

Double doors.

**Boiler House**

Oil fired boiler; PVC oil storage tank.

**Gardens**

Gardens to front and rear.

**Capital / Rateable Value**

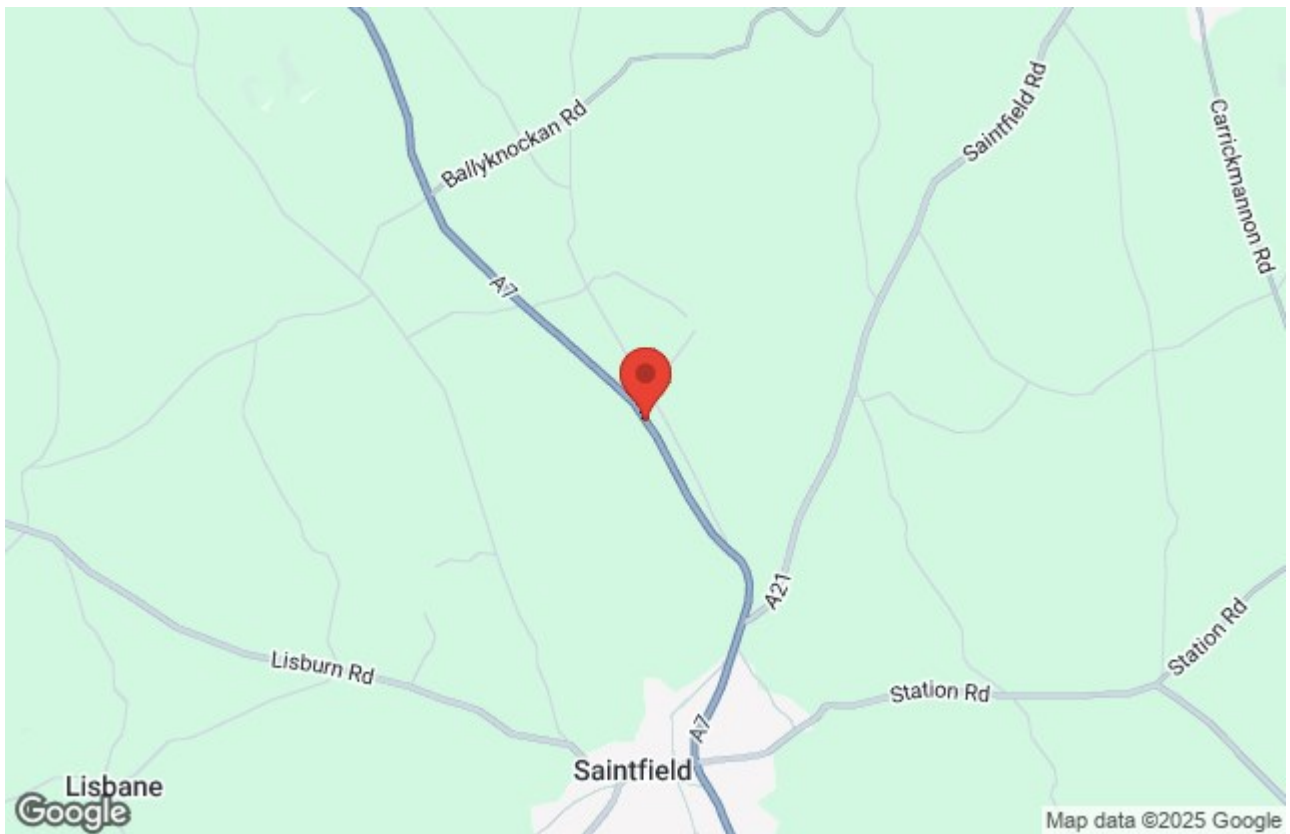
£135,000. Rates Payable = £1311.93 per annum (approximately)

**Tenure**

Freehold







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			
		48	60
Northern Ireland		EU Directive 2002/91/EC	

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

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

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.