

**Tim Martin**  
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**6 Moyra Drive  
Saintfield  
BT24 7AF**

**Offers Around  
£240,000**

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## SUMMARY

A spacious, modern detached chalet bungalow with a detached garage and pleasing landscaped gardens.

The property offers generous, well appointed accommodation on two floors which is versatile and tastefully presented.

The central focal point is the quality integrated kitchen opening to a dining area and family room which opens onto the rear patio and gardens. Although offering three bedrooms (one at ground floor level and two at first floor level), the accommodation can be easily changed to provide a fourth bedroom.

The property is fitted with oil fired central heating (including a modern condensing boiler) and double glazing.

Situated within walking distance of the shops, churches, cafe's, doctors surgery and library, Saintfield offers a fine selection of amenities to enjoy.

## FEATURES

- Spacious Modern Detached Chalet Bungalow
- Generous Well Appointed Accommodation On Two Floors
- Quality Integrated Kitchen Opening To Dining Area And Family Room
- Three Good Sized Bedrooms (One At Ground Floor And Two At First Floor)
- Principle Bathroom With White Suite
- Detached Garage With Utility Area
- Oil Fired Central Heating, Double Glazing, Fascia's and Soffit's
- Summer House
- Enclosed Rear Gardens with Patio and Gravelled Areas
- Perfect for Young Family Or Those Looking To Downsize

## **Entrance Hall**

Cloak cupboard; hotpress with insulated copper cylinder and Willis type immersion heater; wood laminate floor.

## **Lounge 15'11" x 11'5" (4.85 x 3.48)**

Inglenook fireplace with cast iron stove on a slate hearth; solid oak wood floor; tv aerial connection point.

## **Kitchen 14'4" x 9'4" (4.37 x 2.84)**

Good Range of painted finish high and low level cupboards and drawers with matching illuminated leaded display cupboards incorporating a 1½ tub stainless steel sink unit with mixer taps; integrated Belling electric under oven; Logik 4 ring ceramic hob; extractor unit over; space for fridge/freezer; tiled worktops with matching splash back; recessed ceiling spot lighting; laminate floor; open plan to:-

## **Dining Room 10'11" x 8'5" (3.33 x 2.57)**

Laminate floor; glazed double doors to rear patio; open plan to:-

## **Family Room 10'10" x 9'4" (3.3 x 2.84)**

Laminate floor; tv aerial connection point.

## **Bathroom 6'11" x 5'10" (2.11 x 1.78)**

Modern white suite comprising, tiled panel bath with chrome taps; Redring Expressions Revive electric shower; fitted glass shower panel; pedestal wash hand basin; close coupled wc; tiled walls and floor; recessed LED lighting; chrome towel radiator; extractor fan.

## **Bedroom 1 10'11" x 10'10" (3.33 x 3.3)**

Double built-in wardrobe; wood laminate floor.

## **First Floor**

Open tread staircase to:-

## **Landing**

Built-in wardrobe; access to eaves storage; wood laminate floor; Velux ceiling window.

## **Bedroom 2 16'0" x 13'1" (4.88 x 3.99)**

Maximum Measurements

Wood laminate floor; pedestal wash hand basin; walk-in wardrobe; Velux ceiling window; limited head height.

## **Bedroom 3 12'10" x 10'11" (3.91 x 3.33)**

Double built-in wardrobes, shelving and double shelved cupboard; matching headboard and bedside tables; pedestal wash hand basin; fire escape window; LED spot lighting; limited head height.

## **Outside**

Spacious bitmac drive leading to:-

## **Detached Garage 20'2" x 9'3" (6.15 x 2.82)**

Up and over door; ample light and power points; Firebird condensing oil fired boiler; sliding patio doors to side; twin stainless steel sink unit with mixer taps; built-in eye and floor level cupboards; space and plumbing for washing machine.

## **Gardens**

Gardens are situated to the front and side, laid out in lawns and planted with a selection of ornamental and flowering shrubs; enclosed rear garden with spacious paved patio and decorative gravel areas; well maintained flowerbeds.

## Summer House 8'0 x 7'8 (2.44m x 2.34m)

Glazed double doors with veranda; PVC oil storage tank.

### Tenure

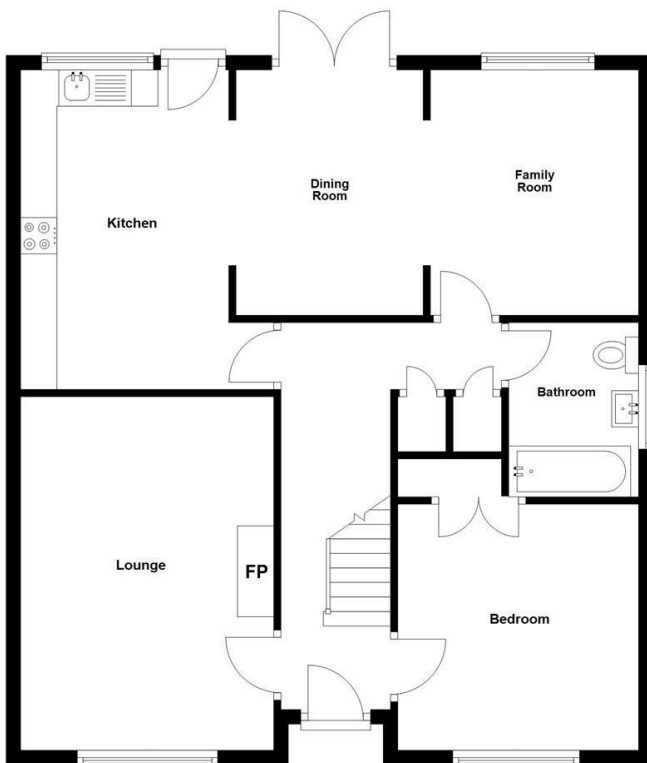
Leasehold. Ground Rent £28 Per Annum (Approximately)

### Capital / Rateable Value

£150,000. Rates Payable = £1457.70 Per Annum (Approximately)

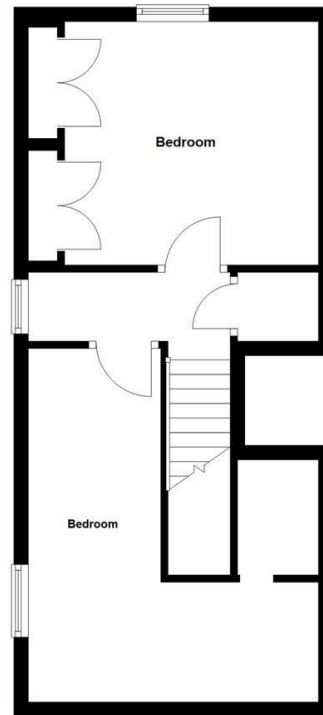
#### Ground Floor

Approx. 78.8 sq. metres (848.2 sq. feet)



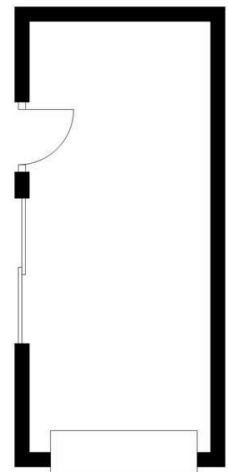
#### First Floor

Approx. 35.6 sq. metres (382.8 sq. feet)



#### Garage

Approx. 15.0 sq. metres (161.5 sq. feet)

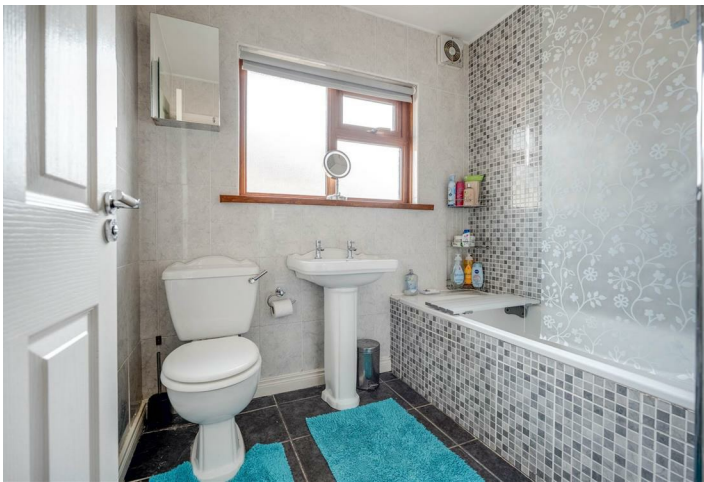


Total area: approx. 129.4 sq. metres (1392.5 sq. feet)





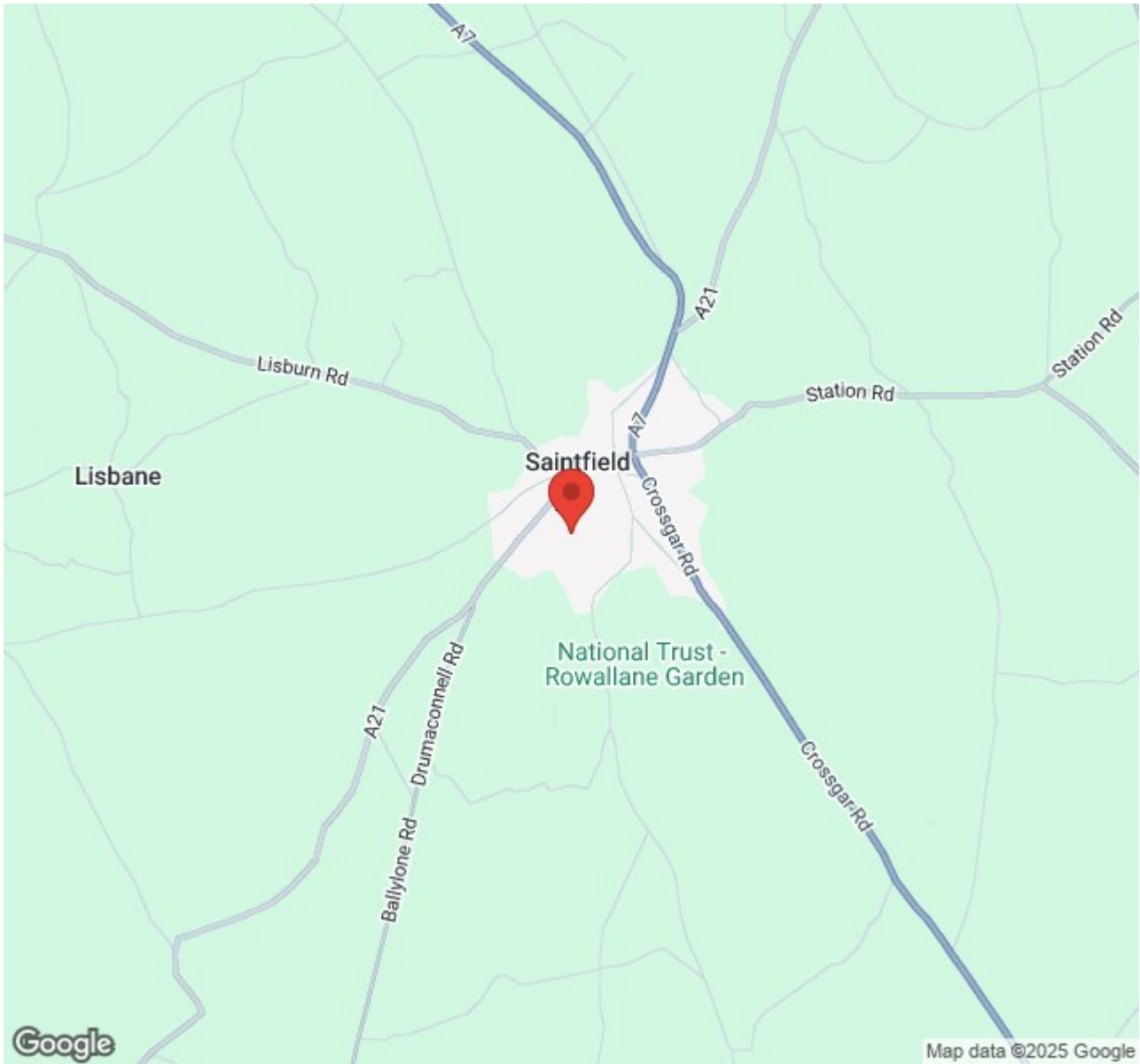












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	64
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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