

**Tim Martin**  
— .co.uk



45 Lisbane Road  
Saintfield  
BT24 7BS

Cash Offers  
Around £140,000

[www.timmartin.co.uk](http://www.timmartin.co.uk)  
Telephone 028 91 878956

## SUMMARY

### CASH OFFERS ONLY

Situated in a pleasing position overlooking the surrounding countryside, this delightful rural cottage is situated on a mature site convenient to Saintfield.

The cottage is in need of renovation and also provides an opportunity to seek permission for a replacement dwelling.

For those with equestrian interests, the property is situated adjacent to Lisbane Equestrian Centre coupled with a host of pleasing rural walks are close by

The property is realistically priced and with the benefit of connections to electricity and water, provided the perfect project for those with a desire to enjoy rural living.

### FEATURES

- Delightful Rural Cottage Overlooking The Surrounding Countryside
- 3 Bedrooms - 2 With Built-in Wardrobes
- Shower Room
- Kitchen
- Garage And Store
- Situated Adjacent To Lisbane Equestrian Centre
- Convenient To Saintfield Village
- A Perfect Project For Those With A Desire To Enjoy Rural Living



### Ground Floor

Approx. 64.1 sq. metres (689.6 sq. feet)



Total area: approx. 64.1 sq. metres (689.6 sq. feet)

## **Entrance Hall**

Cloakroom

## **Living Room 14'5 x 9'11 (4.39m x 3.02m)**

Tiled fireplace and hearth.

## **Kitchen 11'9 x 10'6 (3.58m x 3.20m)**

Single drainer stainless steel sink unit; range of laminate eye and floor level cupboards with a glazed display cupboard.

## **Bedroom 1 10'0 x 8'11 (3.05m x 2.72m)**

Double built-in wardrobe.

## **Bedroom 2 10'6 x 9'4 (3.20m x 2.84m)**

Double built-in wardrobe.

## **Bedroom 3 14'3 x 9'4 (4.34m x 2.84m)**

## **Shower Room 5'6 x 4'9 (1.68m x 1.45m)**

Shower; low flush wc; wash hand basin.

## **Outside**

Gravel drive to garage.

## **Garage 14'9 x 10'1 (4.50m x 3.07m)**

## **Store 9'10 x 5'1 (3.00m x 1.55m)**

Oak tongue and groove floor; cornice ceiling.

## **Gardens**

Gardens are situated to the front, side and rear of the residence.

## **Tenure**

Leasehold

## **Capital / Rateable Value**

£125,000. Rates Payable £1214.75 per annum (approximately)











| Energy Efficiency Rating                    |           |
|---------------------------------------------|-----------|
|                                             | Potential |
| Very energy efficient - lower running costs |           |
| (92-plus) <b>A</b>                          |           |
| (81-91) <b>B</b>                            |           |
| (69-80) <b>C</b>                            |           |
| (55-68) <b>D</b>                            |           |
| (39-54) <b>E</b>                            |           |
| (21-38) <b>F</b>                            |           |
| (1-20) <b>G</b>                             | <b>18</b> |
| Not energy efficient - higher running costs |           |
| Northern Ireland                            |           |

**Saintfield** ■  
18 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.