

Bill McKelvey

76 Main Street Saintfield BT24 7AB
www.billmckelvey.co.uk

Estate Agent
Auctioneer
Property Consultant

FOR SALE

63 Woodrow Gardens Saintfield



An attractive first floor apartment located in this popular development within walking distance of the village boutiques and coffee shops. Excellent transport links to Belfast and Downpatrick are located nearby.

Two double bedrooms one en suite
Impressive sitting room / dining room
Modern kitchen and bathroom
Gas fired central heating
Communal garden
Designated parking space

T: 028 9751 9996



ACCOMMODATION

Entrance Porch

Oak effect PVC front door with decorative double glazed pane.

Glazed French doors to :

Lounge / dining room

11' x 23' / 3.4 x 7m



Kitchen

8'1 x 10'4 / 2.5 x 3.2m max.

Range of high and low level shaker style units.

Feature circular sink and draining board.

Integrated appliances including CSD stainless steel gas hob, Beko electric oven, Faber stainless steel extractor hood and Bosch dishwasher.

Stainless steel splash back.

Beko washing machine.

Space for fridge freezer.

Wood effect laminate flooring.



Bathroom

White suite comprising bath with mixer tap and shower attachment, WC and vanity sink unit with mixer tap and cupboards below.

Touch control mirror with light.

Wood effect laminate flooring.



Bedroom 1

12'6 x 15'6 / 3.8 x 4.8m max.

French doors with Juliet balcony overlooking garden.

Integral wardrobe.

En suite

Corner shower cubicle.

Vanity sink unit with mixer tap and cupboards below.

WC.

Touch control mirror with light.

Wood effect laminate flooring.



Bedroom 2

12' x 9'7 / 3.7 x 3m

Integral wardrobe.

Outside

Large communal rear garden laid out in lawn.

Designated parking space.

Bin store.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Price: Offers in the region of £134,500.

Rateable Capital: £95,000. (From lpsni.gov.uk)

Rates payable per annum: Approximately £923.

Maintenance Fee: £76.70 per month (includes building insurance and exterior maintenance).

Viewing: Strictly by appointment with agent.

Directions: Coming into Saintfield on the A7 from Belfast at the crossroads turn left into Todd's Hill. Take the second right into Station Mews. At the end of the street turn left and the apartment is on the left.

(Please note that we have not tested the services or systems in this property. Buyers should make / commission their own inspections if they feel it is necessary).