Bill McKelvey

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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.

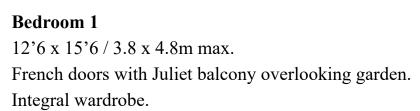
Wood effect laminate flooring.



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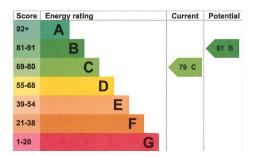
En suite Corner shower cubicle. Vanity sink unit with mixer tap and cupboards below. WC. Touch control mirror with light. Wood effect laminate flooring.

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.





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).