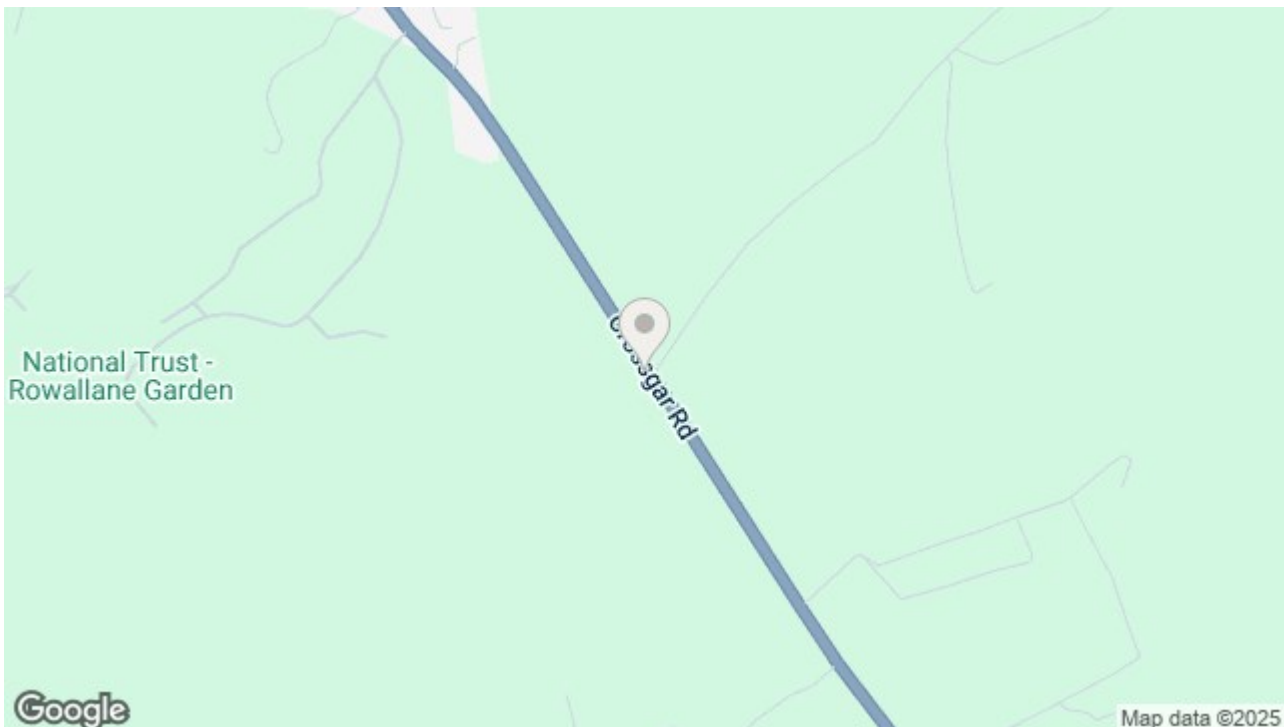




75 CROSSGAR ROAD, SAINTFIELD, SAINTFIELD, DOWN., BT24 7JQ



OFFERS AROUND £395,000

We are pleased to offer to the market this well presented detached bungalow set on an elevated site on the Crossgar Road just outside of Saintfield. The accommodation comprises living room with open fire, kitchen through to dining area, utility room, four bedrooms, including master bedroom with an ensuite and a family bathroom and games room. Outside the property further benefits from mature gardens with an array of trees and shrubbery and paved patio area ideal for outside entertaining. The spacious gardens are all amplified by the stunning views over the surrounding country side.

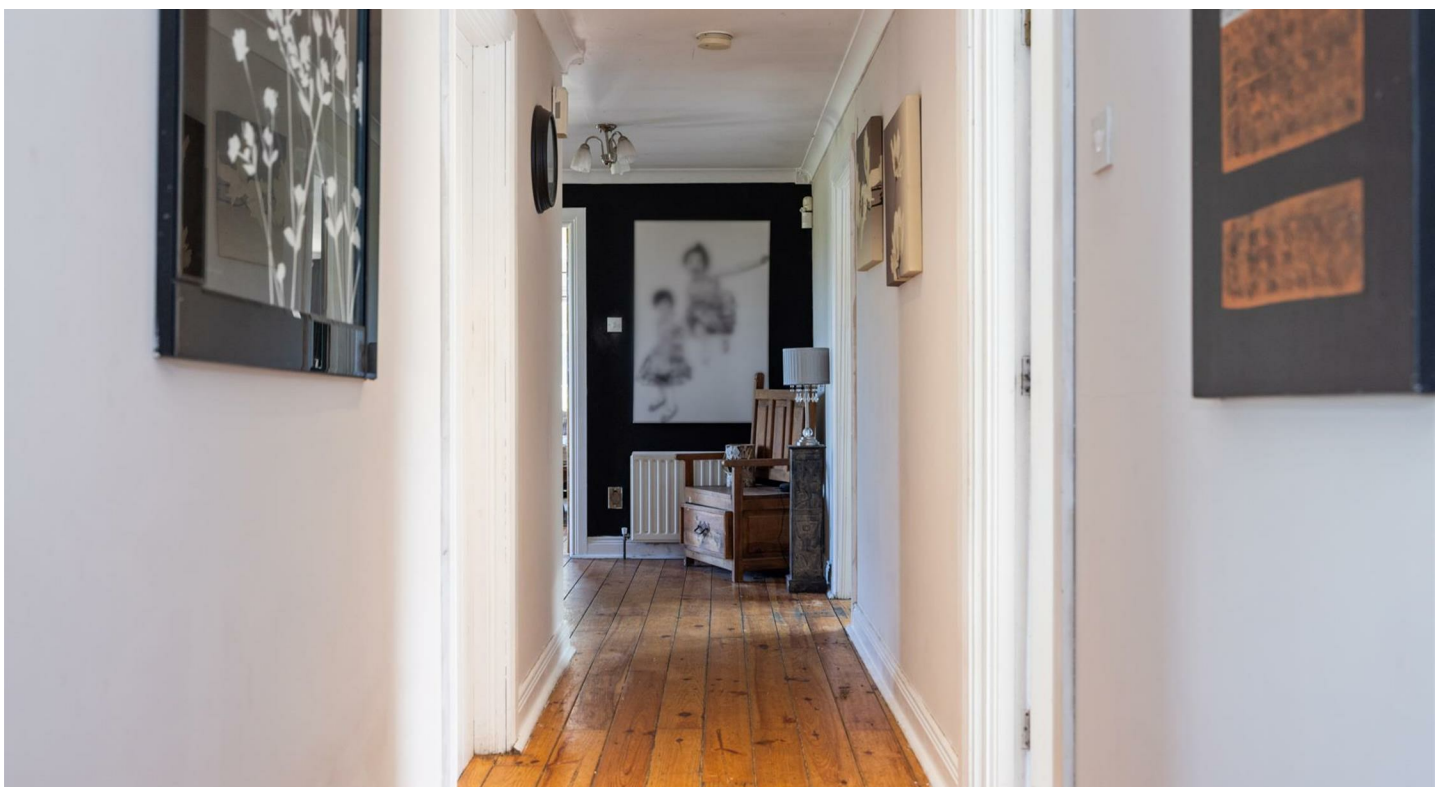
The property is approached by tarmaced driveway with ample space for parking and access to a detached double garage.

Saintfield features a host of excellent local amenities including well renowned schools, a range of award winning restaurants and coffee shops and many specialist boutiques and antique shops, as well as the beautiful National Trust Property at Rowallane Gardens.

The property is within easy commuting distance to Belfast, with excellent transport links to some of the leading schools in Belfast and beyond.

For those interested in more active pursuits, the location of Rowallane Gate could not be better - rugby, golf and hockey clubs are all extremely close by, along with sailing and walking on and around Strangford Lough.

Properties like this, with so much character rarely come for sale so early viewing is advised.



At a glance:

- Detached Bungalow
- Four Bedrooms; Master Bedroom with Ensuite
- Living Room with Open Fire
- Games Room
- Popular & Convenient Location
- Detached Double Garage
- Family Bathroom
- Kitchen / Dining and Separate Utility
- Mature Gardens with Patio Areas
- Elevated Site with Countryside Views

Porch

4'2" x 5'10"

Double wooden doors into entrance porch with tiled floor.

Entrance Hall

4'2" x 4'8"

Wooden door into bright and spacious entrance hall with wooden flooring and feature cast iron fireplace. Access to storage cupboard and hot press.

Living Room

14'6" x 18'7"

Large living room with wooden flooring. Feature open fire with wooden surround and mantle. Dual aspect windows.

Kitchen/Dining Room

12'2" x 27'3"

Wooden kitchen with range of high and low rise units with tiled splash back and sink unit. Recess for Aga style oven with overhead extractor fan and feature red brick splash back. Open plan through to dining area with feature open cast iron fireplace. Wooden flooring. Sliding doors to garden.

Utility Room

12'2" x 6'2"

Recess for washing machine and tumble dryer. Door to rear.

Bedroom 1

12'2" x 15'4"

Rear facing. Wooden flooring.

En-suite

White suite encompassing low flush W/C, wash hand basin and shower. Tiled floor and part tiled walls.

Bedroom 2

10'0" x 11'4"

Front facing.

Bedroom 3

10'0" x 11'1"

Front facing.

Bedroom 4

10'0" x 9'0"

Front facing.

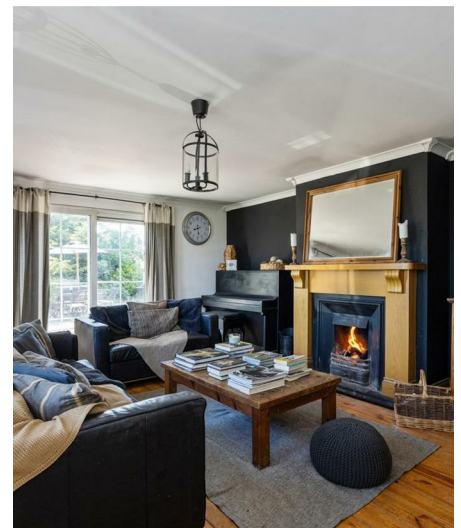
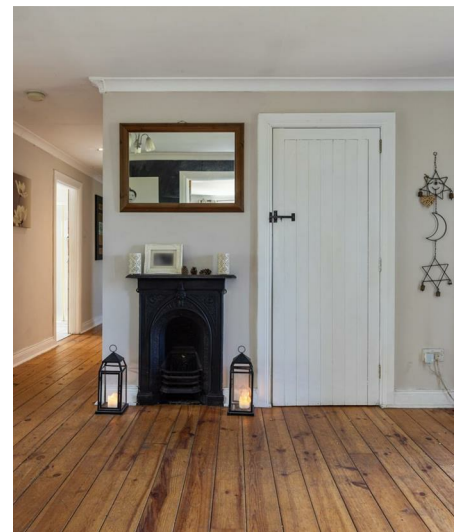
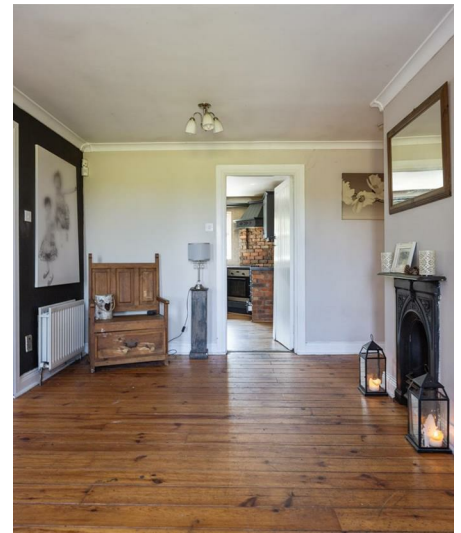
Bathroom

White suite encompassing low flush W/C, wash hand basin, bath and shower. Fully tiled walls and floor.

Games Room

27'1" x 16'6"

Dual aspect windows and sliding doors to rear garden. Feature red brick bar area.



Double Garage

Up and over doors. Power and light.

OUTSIDE

Outside the property benefits from mature gardens with an array of trees and shrubbery and paved patio area ideal for outside entertaining. The spacious gardens are all amplified by the stunning views over the surrounding country side. The property is approached by tarmaced driveway with ample space for parking and access to the detached double garage.


















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		
Northern Ireland	EU Directive 2002/91/EC	

Ground Floor



Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 9064 1264.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

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

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