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2 Poundbridge Green, Saintfield, BT24 7FT

Offers Around £335,000

**Viewings Strictly by Appointment
with Sole Agents.**

This beautifully presented detached home was constructed approx. 6 years ago to an exceptionally high standard and has been very well maintained since. Offering bright and spacious accommodation throughout this well proportioned home briefly comprises; kitchen dining room, living room with wood burning stove, separate lounge, downstairs W.C, four bedrooms including master with ensuite and family bathroom. This property also benefits from a detached garage, South West facing garden with patio area, off street parking, UPVC sash windows and oil fired central heating.

Situated in a sought after location within only minutes walking distance to Saintfield Village offering a wide range of local amenities including coffee shops, farm shop, boutiques, restaurants, pubs and also National Trust Rowallane Gardens close by. Local schools such as St Mary's, Academy Primary School, and Saintfield High School are all within close proximity, as well as bus routes to Downpatrick, Ballynahinch and Belfast.

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Property Features

- Beautifully Presented Detached Home
- Two Reception Rooms Including Spacious Living Room With Wood Burning Stove
- Modern Kitchen/Dining Room With A Wide Range of Integrated Appliances
- Four Bedrooms Including Master With Ensuite Shower Room, and Seperate Family Bathroom
- Detached Garage and Rear South West Facing Garden and Patio Area
- PVC Double Glazed Sash Windows and Oil Fired Central Heating
- Convenient Location Within Walking Distance to Saintfield Village

Ground Floor

Entrance:

Composite front door. Outside light.

Entrance Porch:

Tiled floor. Glass panel door leading to...

Entrance Hall:

Tiled wood effect floor. Security system alarm control panel.

Kitchen Dining Room:

4.88m (16'0) x 3m (9'10)
Range of high and low shaker style units with formica worktop surfaces, 1½ bowl stainless steel sink unit with mixer tap, gas four ring hob with stainless steel extractor hood, integrated appliances including electric oven, fridge/freezer, dishwasher and washing machine/dryer. Part tiled walls and tiled floor. Recess spotlights. Glazed door to rear garden.

Glazed double doors to...

Living Room:

4.83m (15'10) x 3.56m (11'8)

Corner wood burning stove with slate hearth and decorative tiling behind. Glazed French doors to rear patio.

Lounge:

3.56m (11'8) x 3.56m (11'8).

Downstairs W.C:

Wall mounted dual-flush W.C, wall mounted wash hand basin, part tiled walls and tiled floor, extractor fan.

First Floor

Landing:

Shelved hot press with Warmflow hot water cylinder. Access to roofspace.

Roofspace:

Insulated and light.

Master Bedroom:

3.86m (12'8) x 3.61m (11'10).

Ensuite Shower Room:

Enclosed fully tiled shower cubicle with thermostatically controlled shower, wall mounted dual-flush W.C, vanity wash hand basin with storage below, chrome heating towel rail, tiled floor and extractor fan.



Family Bathroom:

White suite comprising panel bath with mixer taps and hand shower, fully tiled shower enclosure with thermostatically controlled shower, wall mounted dual-flush W.C, wall mounted wash hand basin, partly tiled walls and tiled floor, extractor fan.

Bedroom Two:

3.56m (11'8) x 2.9m (9'6).

Bedroom Three:

3.56m (11'8) x 2.9m (9'6).

Bedroom Four:

3.58m (11'9) x 2.34m (7'8).

Outside:

Driveway to front and laid in lawns to front and side. Rear garden principally laid in lawns with paved patio area. Oil tank. Outside light and tap.

Garage:

5.69m (18'8) x 3.12m (10'3) Electric roller shutter up and over door, oil fired boiler, light and power.

Management Company:

CSM Property Management Service Charge: Approx £135.00 every 6 months for maintenance and grass cutting of communal areas.

Location:

Situated off the Old Belfast Road, Poundbridge Green is on the right hand side driving out of Sainfield Village.

Viewings:

By appointment only with the sole Selling Agent, Danny McGeown, McGeown Estate Agents.