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15 Rowallane Manor

Saintfield
BT24 7PE

Offers In Region Of £350,000

15 ROWALLANE MANOR, SAINTFIELD, BT24 7PE

- Well Presented Detached Family Home
- Four Well Proportioned Bedrooms (Master With En-Suite Shower Room)
- Lounge With Feature Fireplace
- Formal Dining Room
- Generous Family With Garden Access
- Fitted Kitchen With Island Unit And Integrated Appliances
- Bathroom With White Suite / Ground Floor WC
- Utility Room / Double Glazed Windows / Oil Fired Central Heating
- Integral Garage
- Enclosed Garden To Rear / Extensive Driveway And Parking To Front

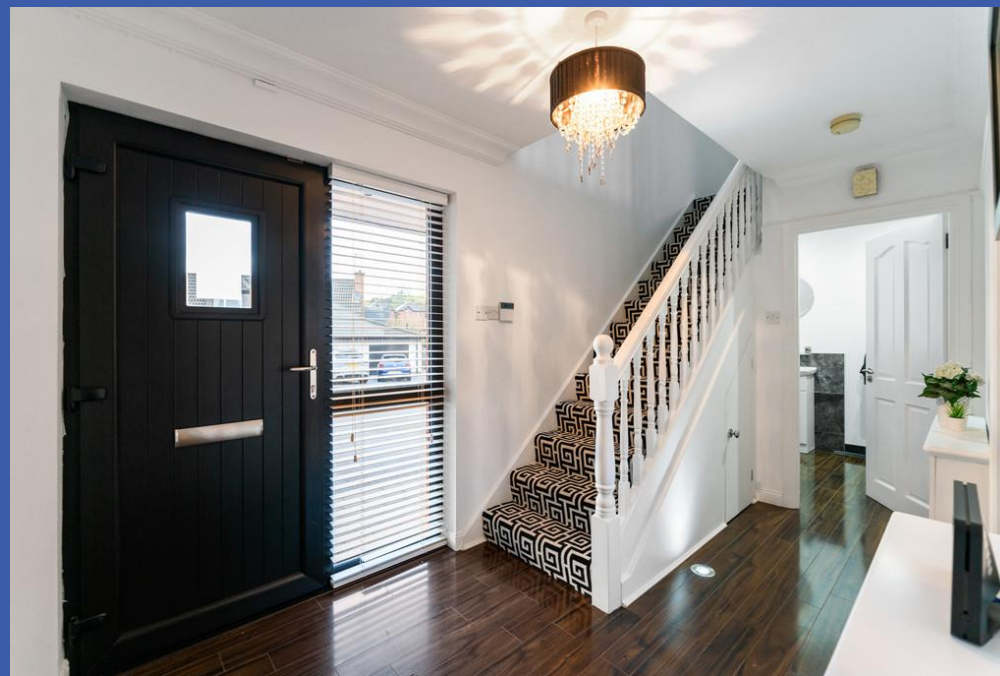
This well-presented detached family home occupies an enviable site in the consistently popular Rowallane Manor development.

Located just off Crossgar Road the property is convenient to all local amenities in the centre of Saintfield and within walking distance of transportation links to Belfast City centre and Downpatrick. The National Trust Rowallane Gardens are also within walking distance.

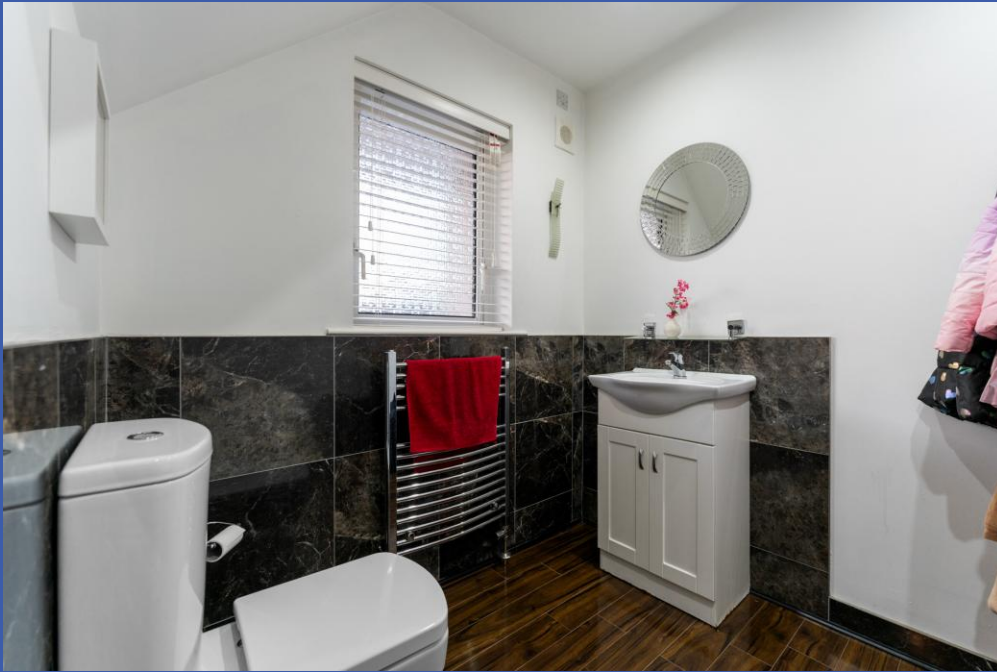
The versatile well-proportioned accommodation currently comprises of a lounge, a formal dining room, generous family room, kitchen with casual dining and range of fitted units, utility room and cloakroom/wc on the ground floor. The first floor accommodation includes the master bedroom with en-suite shower room, three further well-proportioned bedrooms and family bathroom. In addition, there is a floored attic space and integral garage.

Externally there are landscaped gardens to the front and rear with lawns and a paved patio area and deck to the rear. The tarmac driveway to the front has extensive parking for several cars and leads up to the integral garage.

The standard of decor throughout is excellent and we anticipate interest to be strong for what is undoubtedly a superb family home in a sought-after area.







PROPERTY COMPRISES

Composite entrance door with glazed panel and side lights, leading to entrance hall.

ENTRANCE HALL Stairs to first floor, cornice ceiling, laminate wood stripped flooring, under stairs storage cupboard, feature floor level lighting.

WC/CLOAKROOM Low flush WC, vanity wash hand basin, part tiled walls, laminate wood stripped flooring, recessed low voltage spotlights.

LOUNGE 19' 5" x 11' 9" (5.92m x 3.58m) (@ widest points) Gas fireplace with timber surround, cast iron and tile inset with slate hearth, cornice ceiling, picture rail.

DINING ROOM 15' 0" x 10' 10" (4.57m x 3.3m) Bioethanol wall mounted fire, laminate wood stripped flooring, cornice ceiling, double doors leading to...

FAMILY ROOM 16' 0" x 11' 4" (4.88m x 3.45m) Cornice ceiling, recessed low voltage spotlights, patio doors leading to raised timber deck and garden.

KITCHEN 16' 2" x 10' 10" (4.93m x 3.3m) Range of fitted high and low level units, wood effect wood surfaces, integrated 4 ring induction hob, stainless steel double under over, stainless steel and glass extractor canopy, concealed under lighting, integrated wine rack, single drainer stainless steel sink unit with mixer taps, integrated dishwasher, island unit with breakfast bar.





UTILITY ROOM 10' 2" x 6' 9" (3.1m x 2.06m) Matching high and low level units with wood effect work surfaces, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, vented for tumble dryer, tiled splashbacks, door to rear garden and access to garage.

INTEGRATED GARAGE 14' 9" x 10' 3" (4.5m x 3.12m) Automated roller door, light and power, hot water tank.

FIRST FLOOR LANDING Access to floored attic room and storage area.

ATTIC ROOM 16' 8" x 7' 10" (5.08m x 2.39m)

MASTER BEDROOM 27' 1" x 11' 8" (8.25m x 3.56m) (@ widest points) Built in wardrobe and storage, recessed low voltage spotlights.

ENSUITE Walk in shower cubicle with Aqualisa shower unit, low flush WC, vanity wash hand basin, part tiled walls, tiled floor, recessed low voltage spotlights, extractor fan.







BEDROOM 4 11' 8" x 9' 0" (3.56m x 2.74m) Dormer window, laminate wood stripped flooring.

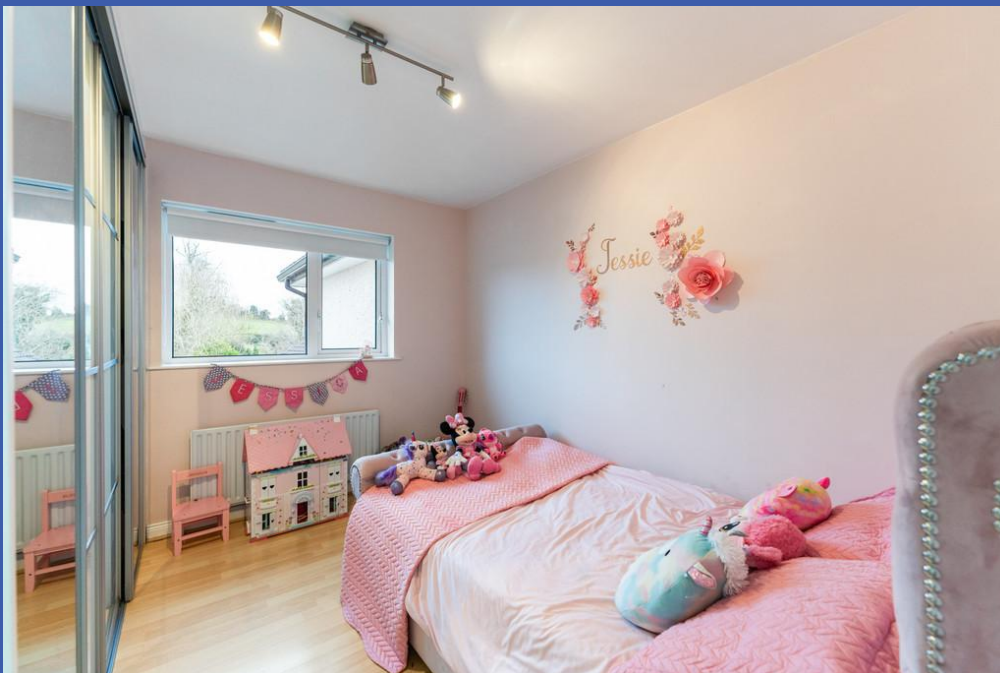
BEDROOM 11' 0" x 9' 9" (3.35m x 2.97m) Laminate wood stripped flooring, built in mirrored wardrobes.

BEDROOM 11' 0" x 9' 5" (3.35m x 2.87m) Laminate wood stripped flooring, built in wardrobes.

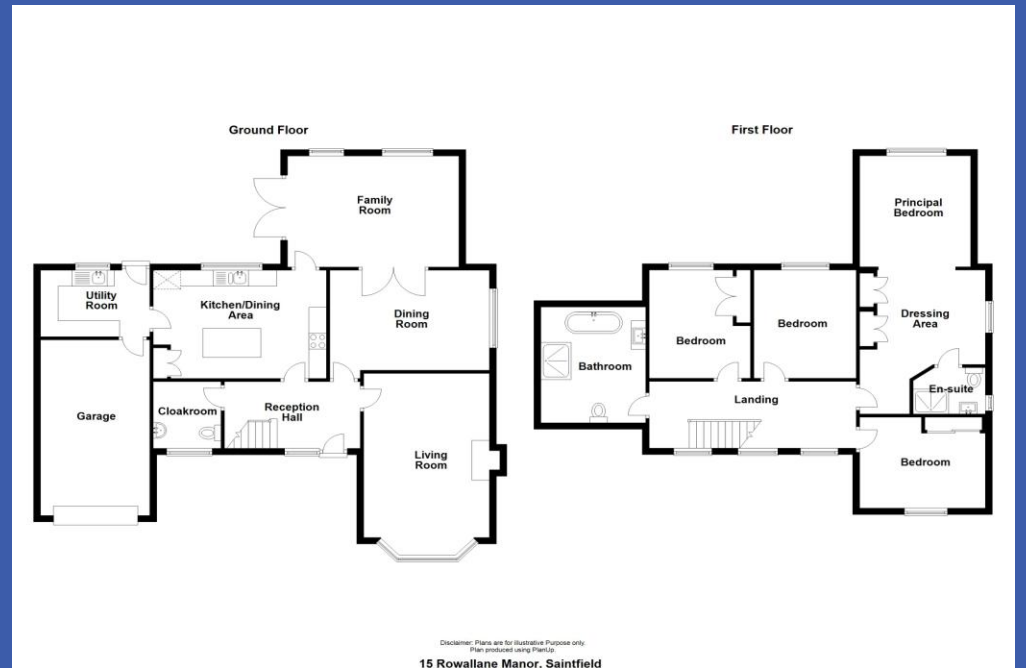
BATHROOM Deluxe suite comprising of a contemporary roll top bath, walk in shower cubicle including Drencher shower head and hand shower, vanity wash hand basin, low flush WC, recessed low voltage spotlights, Velux window, tiled floor, stainless steel towel radiator.

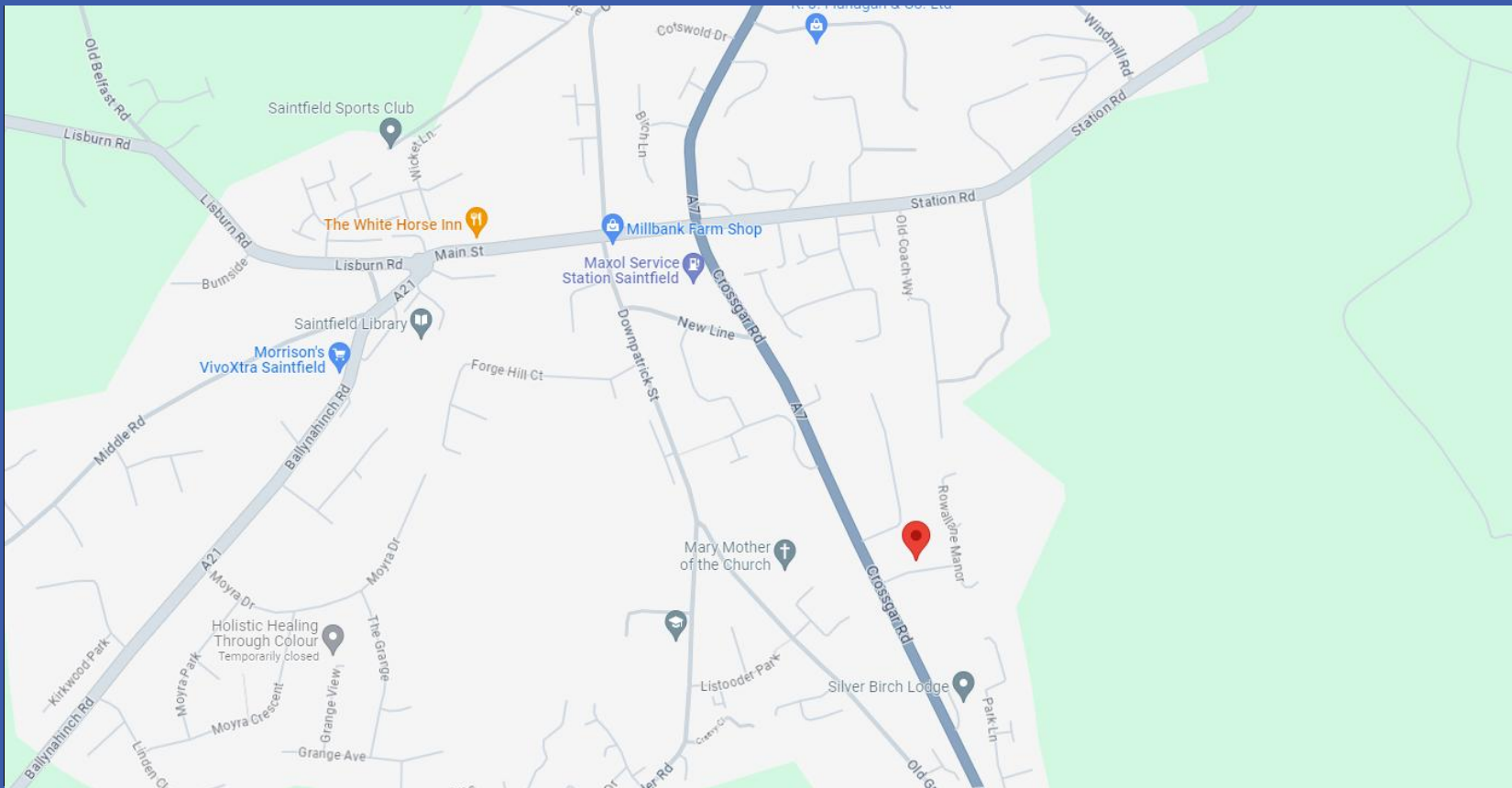
OUTSIDE Tarmac driveway and car parking area to front with landscaped flower beds, lawn and hedging. Enclosed rear garden in lawn with raised timber deck, oil fired boiler, uPVC oil tank, outside light and tap.











Directions:

Please find map attached above.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		56 D
39-54	E	52 E	
21-38	F		
1-20	G		



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