



27 TODD'S HILL PARK, SAINTFIELD, DOWN, BT24 7FB

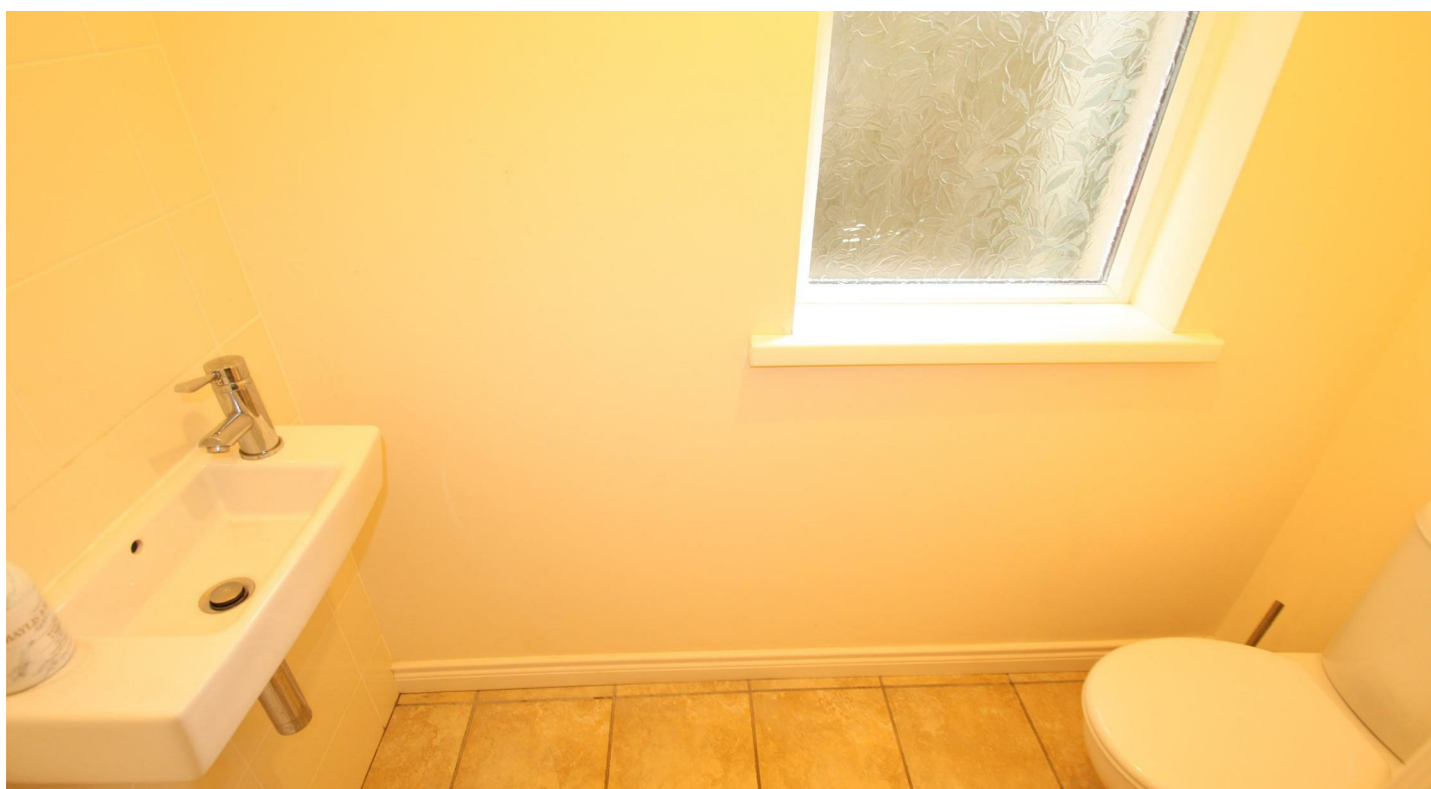


OFFERS AROUND £225,000

We are delighted to offer for sale this stunning three bedroom town house in the popular Todd's Hill development in Saintfield. Only on internal inspection will you fully appreciate the modern and contemporary accommodation, which has been beautifully presented throughout giving little for the potential purchaser to do but move in their furniture. The property comprises on the ground floor bright and spacious entrance hall and integrated garage, utility room, W/C and sitting room with balcony area overlooking the garden. On the first floor, living room with feature fireplace, modern kitchen with dining area and family bathroom, and on the second floor master bedroom with ensuite and two further bedrooms. Outside the property further benefits from an enclosed rear garden and ample off street parking.

Saintfield features a host of excellent local amenities including well renowned primary and secondary 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, Lisburn and beyond.

Rarely will a property with this much space and accommodation come up for sale in Saintfield, and being within walking distance of all the local amenities at this price, early viewing is recommended.



## At a glance:

- Townhouse
- Three Bedrooms; master with ensuite
- Sitting Room / Study with Balcony Area
- Family bathroom
- Beautifully Presented Throughout
- Basement and Garage
- Living Room
- Kitchen with dining & separate utility room
- Downstairs W/C
- Popular & Convenient Location

### Basement

Door to rear garden.

### GROUND FLOOR

#### Entrance Hall

24'3" x 6'10"

PVC glazed front door into bright and spacious entrance hall with tiled floor.

#### Sitting Room

9'10" x 11'7"

Double patio doors to balcony area overlooking the garden perfect for outside entertaining. Tiled floor.

#### Utility Room

6'0" x 6'10"

Range of low rise units with stainless steel sink and drainer and tiled splash backs. Recess for washing machine and tumble dryer. Tiled floor.

#### Garage

Up and over door. Power and light.

#### WC

6'1" x 2'6"

White suite encompassing low flush W/C and wash hand basin. Tiled floor.

### FIRST FLOOR

### Landing

#### Living Room

19'6" x 11'0"

Box window to front. Feature built in fireplace and wooden beam. Wooden floor.

#### Kitchen/Dining

10'7" x 18'9"

Range of high and low rise units with stainless steel sink and drainer and tiled splash backs. Electric oven and hob with overhead stainless steel extractor fan. Recess for American style fridge/freezer. Space for dining. Tiled floor.

#### Bathroom

White suite encompassing low flush W/C, wash hand basin and bath with overhead shower. Tiled walls and floor.

### SECOND FLOOR

#### Landing

11'7" x 6'10"

Access to hot press.

#### Master Bedroom

14'6" x 11'8"

Front facing. Built in robes.



### **En-suite**

3'10" x 6'7"

White suite encompassing low flush W/C, vanity wash hand unit and shower. Towel radiator. Feature tiled floor and tiled walls.

### **Bedroom 2**

11'10" x 9'8"

Rear facing.

### **Bedroom 3**

11'10" x 8'10"

Rear facing.

### **OUTSIDE**

Paved driveway with ample space for off street parking and access to garage. To the rear - enclosed rear garden with lawned area and feature flowerbeds.













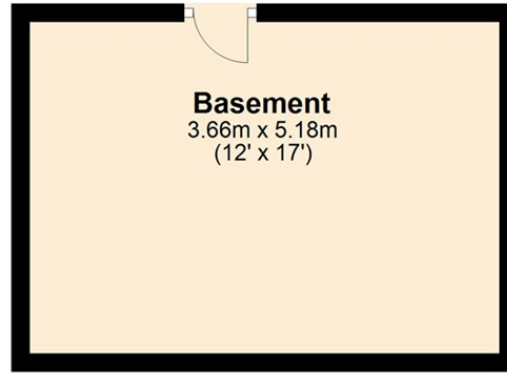






Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>52</b>	<b>60</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

## Basement



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 0289 756 1155.

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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**PRS** Property  
Redress  
Scheme

**OFT**  
Approved code

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