

Tim Martin
— .co.uk



1 Moyra Drive
Saintfield
BT24 7AF

Offers Around
£250,000

www.timmartin.co.uk
Telephone 028 97 568300

SUMMARY

A spacious well appointed detached chalet bungalow on a generous corner site, situated a short walk to the town centre.

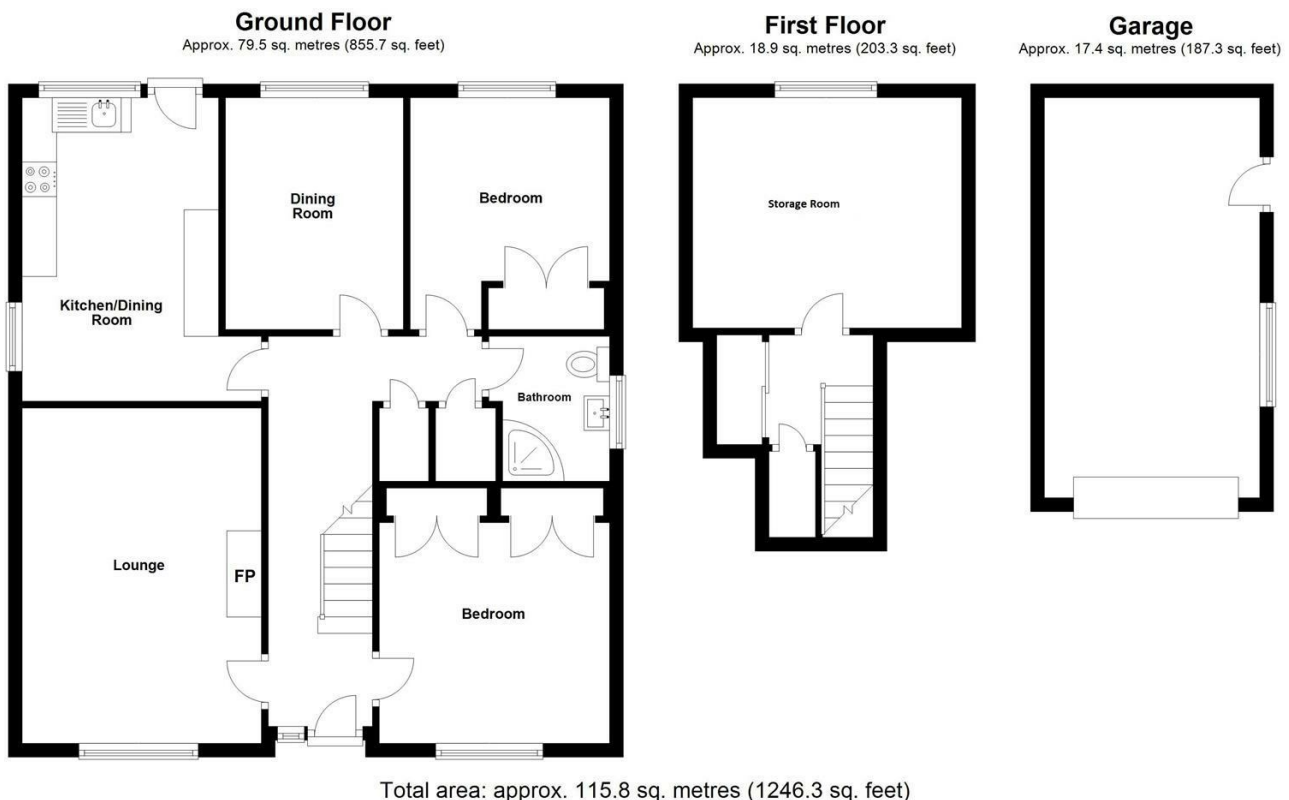
The property offers good sized family accommodation with ample storage.. The property is fitted with oil fired central heating and double glazing. The accommodation is versatile and is ideal for a number of family needs.

The generous gardens surround the residence and been planted with a fine selection of ornamental and flowering shrubs. The bitmac drive provides ample parking leading to the detached garage.

The property is ideal for those who perhaps have a desire to work from home.

FEATURES

- Spacious Well Appointed Detached Chalet Bungalow On A Generous Corner Site.
- Three Bedrooms.
- One Or Two Reception Rooms.
- Shower Room To First Floor.
- Detached Garage With Electric Roller Door.
- Double Glazing And Oil Fired Central Heating.
- Aluminium Framed Greenhouse
- Generous Gardens
- Situated A Short Walk Into Saintfield Village And Local Schools
- Easy Commute to Belfast And Lisburn



Reception Hall

Cloak cupboard; hotpress with copper cylinder.

Lounge

16'0 x 11'5 (4.88m x 3.48m)

Tiled fireplace and hearth with hardwood mantle over; matching fitted hardwood bookshelves; tv aerial connection point; 2 wall lights.

Dining Room / Bedroom 3

10'11 x 8'5 (3.33m x 2.57m)

Kitchen

14'4 x 9'5 (4.37m x 2.87m)

1½ tub single drainer stainless steel sink unit with mono mixer tap; good range of laminate eye and floor level cupboards and drawers; formica worktops; space for electric cooker; plumbing and space for washing machine; part tiled walls; fluorescent light.

Bedroom 1

10'11 x 10'8 (3.33m x 3.25m)

Two double built-in wardrobes; matching dressing table with mirror and cupboards over, nest of 3 drawers under.

Bedroom 2

10'11 x 9'5 (3.33m x 2.87m)

Double and single built-in wardrobes with cupboard over.

Shower Room

6'11 x 5'8 (2.11m x 1.73m)

White suite comprising, quadrant tiled shower cubicle with 'Aqualisa Aquamaster; electric shower; sliding shower doors and side panel; vanity unit with fitted wash hand basin, mono mixer tap and cupboards under; close coupled wc; tiled walls; chrome heated towel radiator; fitted mirror and fitted light with shaver socket.

Hardwood Furnished Staircase to First Floor

Landing

Storage cupboard with sliding doors.

Storage Room

12'8 x 11'0 (3.86m x 3.35m)

Built-in nest of 4 drawers; access to eaves storage; built-in bookshelves; this room may be suitable for use as a bedroom subject to approval by Building Control

Door to Loft

Light point.

Outside

Sweeping bitmac drive leading to:-

Detached Garage

20'0 x 10'0 approx (6.10m x 3.05m approx)

Roller shutter door; light and power point.

Aluminium Framed Greenhouse
10'0 x 8'0 approx (3.05m x 2.44m approx)

Boiler House

Oil fired boiler; PVC oil storage tank.

Gardens

Spacious front gardens to front, side and rear laid out in lawns and planted with a fine selection of ornamental and flowering shrubs with ornamental scree beds.

Capital / Rateable Value

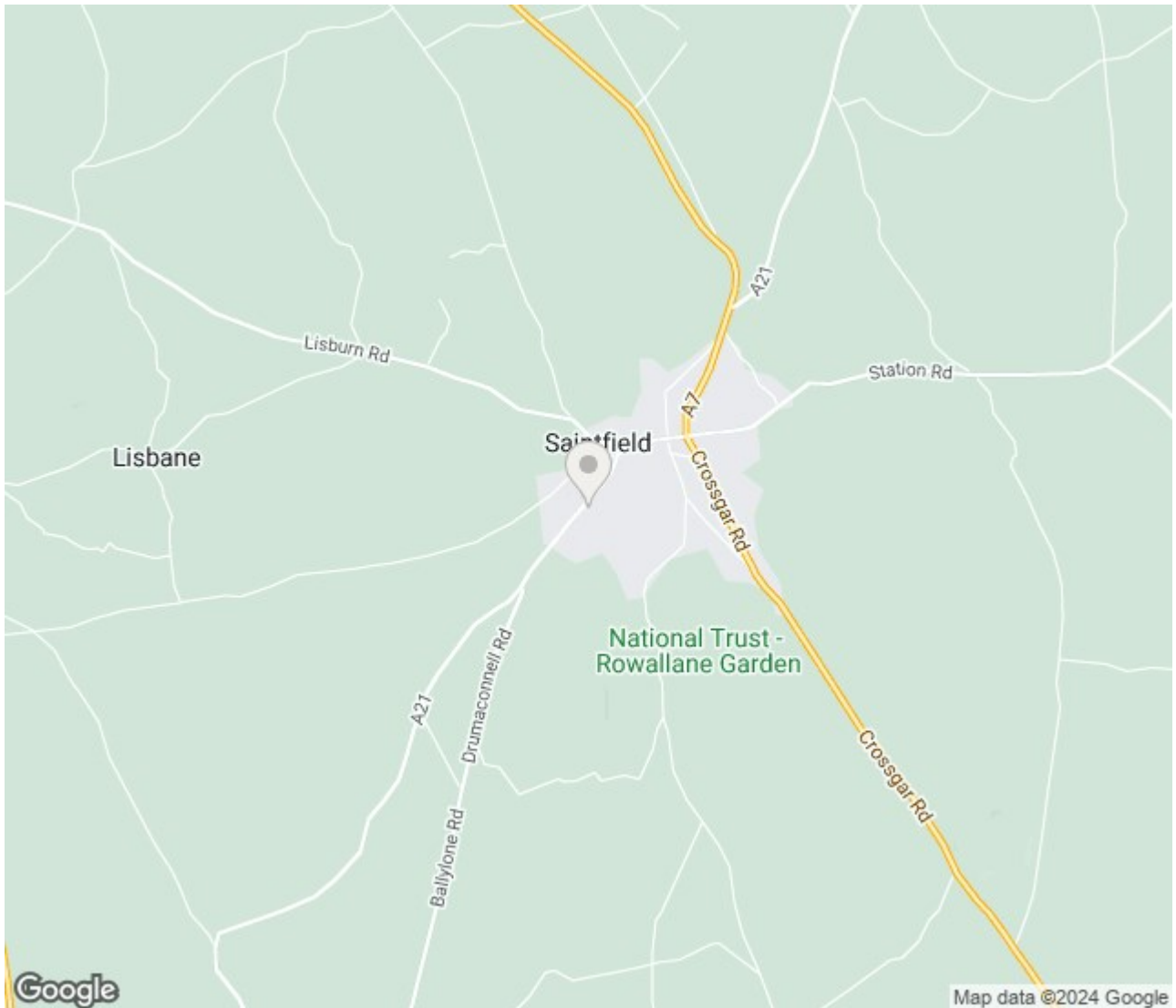
£150,000 = Rates Payable £1,457.70 per annum approximately











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		51	62
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Saintfield
 1B Main Street, Saintfield, BT24 7AA
 T 028 97 568300

Comber
 27 Castle Street, Comber, BT23 5DY
 T 028 91 8789596

Tim Martin & Company for themselves and for the vendors of this property have endeavoured to prepare these sales details as accurate and reliable as possible for the guidance of intending purchasers or lessees. These particulars are given for general guidance only and do not constitute any part of an offer or contract. The seller and us as agents, do not make any representation or give any warranty in relation to the property. We would recommend that all information contained in this brochure about the property be verified by yourself or professional advisors. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty will be given as to their condition. All measurements contained within this brochure are approximate. Please contact us prior to viewing the property. If there is any point of particular importance to you we would be pleased to provide additional information or make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.