

Tim Martin
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1 Moyra Drive
Saintfield
BT24 7AF

Offers Over
£235,000

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SUMMARY

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

The property offers good sized family accommodation with ample storage and is fitted with oil fired central heating and double glazing. The accommodation is versatile and is ideal for a number of family needs, or those wishing to downsize with convenience in mind.

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.

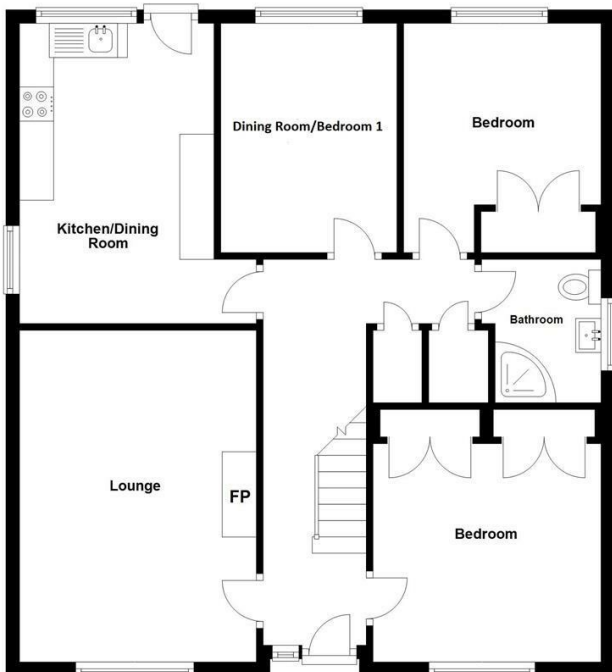
Saintfield village boasts a wealth of local boutiques, coffee shops and restaurants and affords a convenient commute to Downpatrick, Lisburn and Belfast by both car and public transport.

FEATURES

- Spacious Well Appointed Detached Bungalow On A Generous Corner Site.
- Three Bedrooms.
- One Or Two Reception Rooms.
- Shower Room With Modern White Suite
- 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 Local Schools And Public Transport
- Easy Commute to Belfast And Lisburn

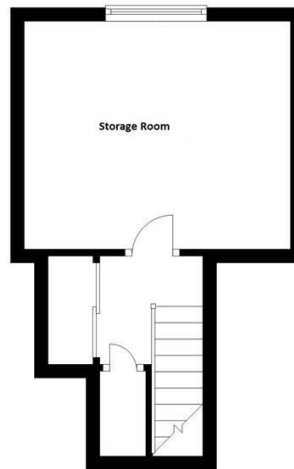
Ground Floor

Approx. 79.5 sq. metres (855.7 sq. feet)



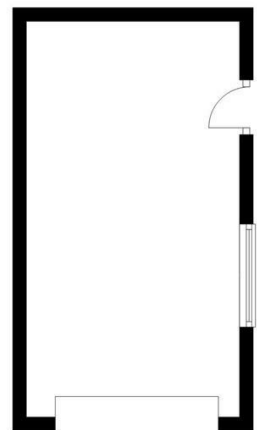
First Floor

Approx. 18.9 sq. metres (203.3 sq. feet)



Garage

Approx. 17.4 sq. metres (187.3 sq. feet)



Total area: approx. 115.8 sq. metres (1246.3 sq. feet)

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.

Open Tread Staircase

Leading to floored roofspace comprising of the following:-

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

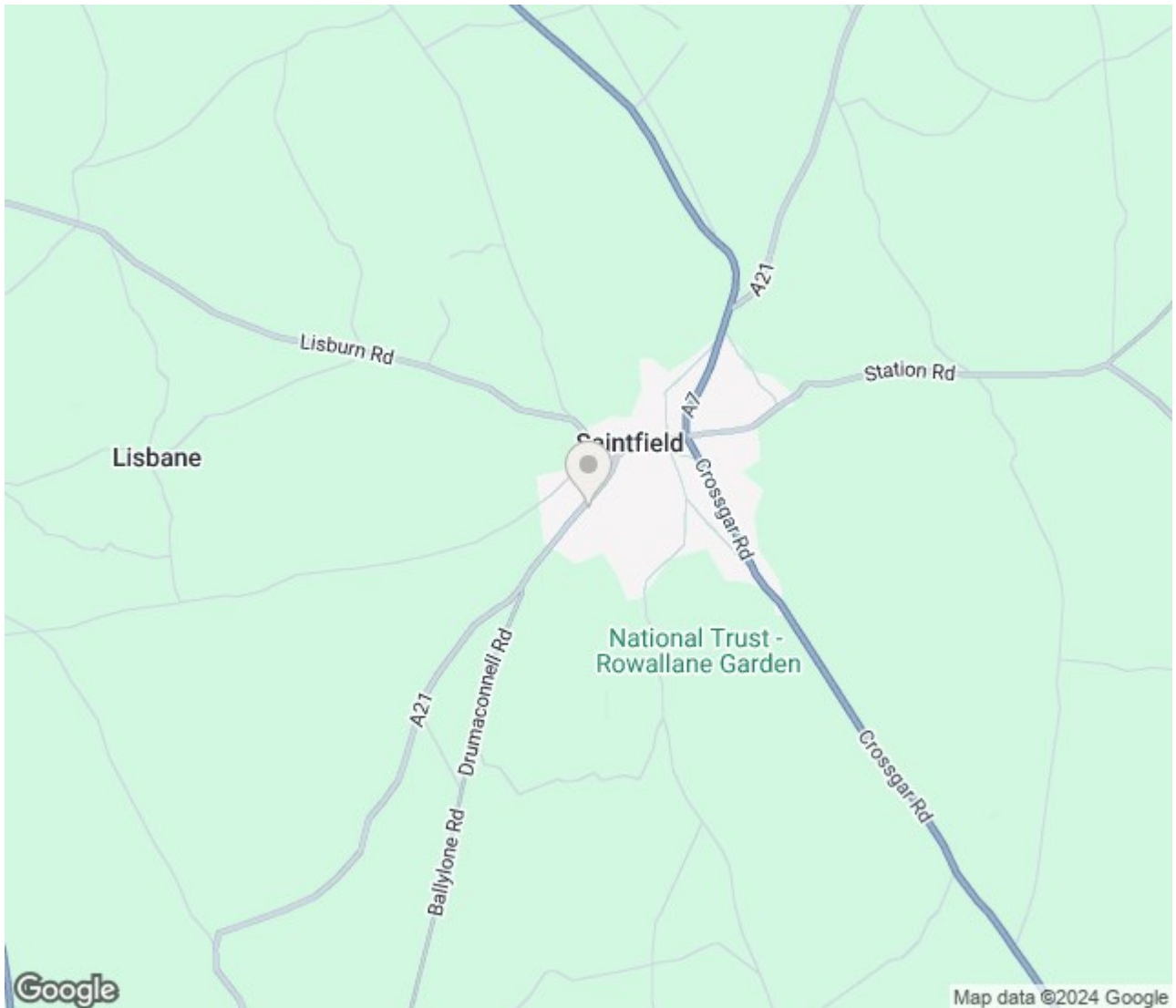
£150,000 = Rates Payable £1,457.70 per annum approximately











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			

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