

Tim Martin
— .co.uk



29 Park Lane
Saintfield
BT24 7PR

Offers Around
£249,950

www.timmartin.co.uk
Telephone 028 97 568300

SUMMARY

An extremely well presented and spacious townhouse situated just on the outskirts of Saintfield village within the highly desirable 'Park Lane' development.

The property, fitted with oil fired central heating and double glazing, offers an abundance of superbly appointed and versatile accommodation suitable for the first time buyer, young couple or growing and established families. Comprising of three excellent sized bedrooms with the principal bedroom ensuite, spacious lounge with gas fire, separate dining room / fourth bedroom or home office, modern fitted kitchen with integrated appliances and living / dining area, family bathroom and downstairs WC complete with a white suite and a utility room. Outside, a spacious brick pavia driveway leads to the integral garage, whilst fully enclosed and landscaped rear gardens provide the ideal space for entertaining all the family.

The property is perfectly situated a short stroll from Rowallane Gardens offering beautiful countryside walks and family events throughout the year and Saintfield village which boasts an array of local boutiques, coffee shops, restaurants, travel agents and an excellent choice of primary and secondary schools. Public transport is situated close by allowing for ease of access to many top Grammar schools in the Greater Belfast area, Downpatrick, Lisburn, and Belfast city centre.

FEATURES

- Well Presented And Spacious Townhouse Situated In The Highly Desirable Park Lane Development
- Three Excellent Sized Bedrooms With The Principal Bedroom Ensuite
- Spacious Lounge With Gas Fire
- Separate Dining Room / Fourth Bedroom Or Home Office
- Modern Fitted Kitchen With Integrated Appliances And Living / Dining Area
- Family Bathroom And Downstairs WC Complete With Modern White Suite
- Integral Garage With Utility Room, Oil Fired Central Heating, Double Glazing And Beam Vacuum System
- Spacious Brick Pavia Driveway To The Front And Fully Enclosed, Landscaped Gardens With Patio Area To The Rear
- Close Proximity To Many Local Amenities, Rowallane Gardens, Public Transport And Primary And Secondary Schools
- Convenient Commuting Distance To Downpatrick, Lisburn, Newtownards And Belfast City Centre

Steps Leading To

Entrance Porch

Entrance door; tiled floor; glazed door through to:-

Entrance Hall

Stairs To Lower Ground Floor

Access to integral garage.

WC 8'5 x 2'6 (2.57m x 0.76m)

Modern white suite comprising, dual flush wc; pedestal wash hand basin with corner taps; tiled floor.

Dining Room / Bedroom 4 13'1 x 9'8 (3.99m x 2.95m)

Integral Garage 19'8 x 11'8 (5.99m x 3.56m)

Up and over door; light and power points; oil fired boiler; 'Beam' vacuum central unit; access to storage area; water tap.

Utility Room 9'8 x 5'7 (2.95m x 1.70m)

Good range of modern oak shaker style high and low level cupboards and drawers incorporating single drainer stainless steel sink unit with mixer taps; space and plumbing for washing machine; formica worktops; tiled splash back; tiled floor; glazed PVC door to rear.

Stairs To First Floor

Lounge 17'6 x 12'3 (5.33m x 3.73m)

Beautiful sandstone fireplace with gas fire; oak wood laminate floor; recessed spot lighting; tv and telephone connection points; glazed PVC double doors to juliet balcony.

Kitchen / Dining Area 19'1 x 12'4 maximum measurements (5.82m x 3.76m maximum measurements)

Excellent range of modern oak shaker style high and low level cupboards and drawers with matching glazed display cupboards incorporating 1½ tub stainless steel sink unit with mono mixer tap; integrated 'Belling' electric double oven/grill with a 5 ring gas hob in a granite surround, extractor hood with glass inset over; integrated 'Beko' fridge; 'Hotpoint' dishwasher; formica worktops; under cupboard lighting; tiled splash back; tiled floor; recessed spot lights; tv aerial connection point.

Stairs To Half Landing

Bathroom 7'11 x 6'4 (2.41m x 1.93m)

Modern white suite comprising, panelled bath with chrome taps; thermostatically controlled shower unit with wall mounted telephone shower attachment; fitted curved glass shower screen; wc with concealed cistern; small pedestal wash hand basin with mixer taps; tiled walls and floor; shaver socket towel radiator; recessed spot lighting.

Staircase To Second Floor

Built-in storage cupboard.

Principal Bedroom 16'5 x 12'2 maximum measurements (5.00m x 3.71m maximum measurements)

Recessed spot lighting; tv aerial connection point; access to storage cupboard.

En Suite Shower Room 7'4 x 4'5 (2.24m x 1.35m)

Modern white suite comprising, separate tiled shower cubicle with thermostatically controlled shower unit and wall mounted telephone shower attachment; fitted sliding shower door; wc with concealed cistern; wall mounted wash hand basin with mono mixer tap; tiled walls and floor; towel radiator; recessed spot lighting; extractor fan.

Bedroom 2 10'7 x 9'10 (3.23m x 3.00m)

Bedroom 4 9'10 x 8'0 (3.00m x 2.44m)

Outside

Brick pavia driveway leading to:-

Gardens

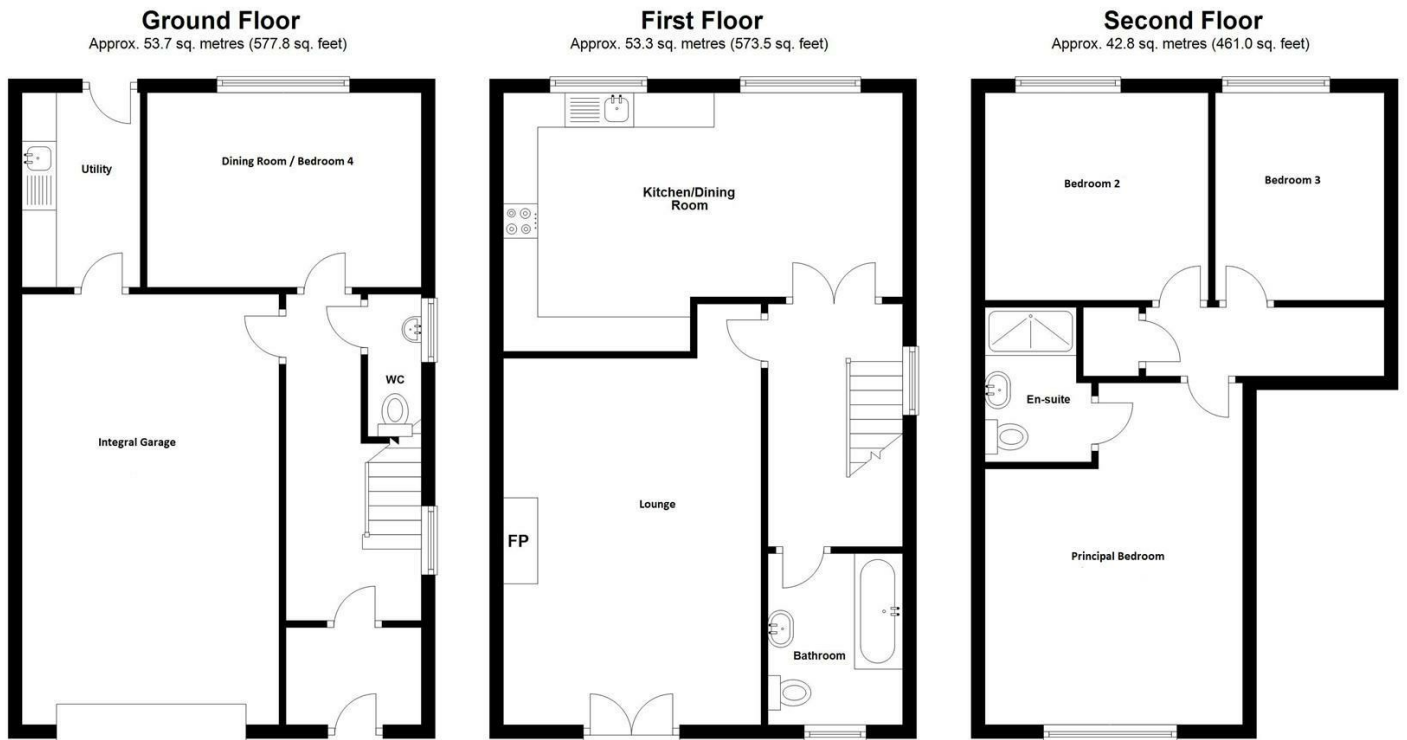
Fully enclosed and landscaped rear gardens laid out in lawn with a paved patio area; PVC oil storage tank; outside lights; access to the side for bins etc.

Capital / Rateable Value

£185,000 = Rates Payable £1797.83 per annum (approximately)

Management Charges

£150 per annum (approximately)

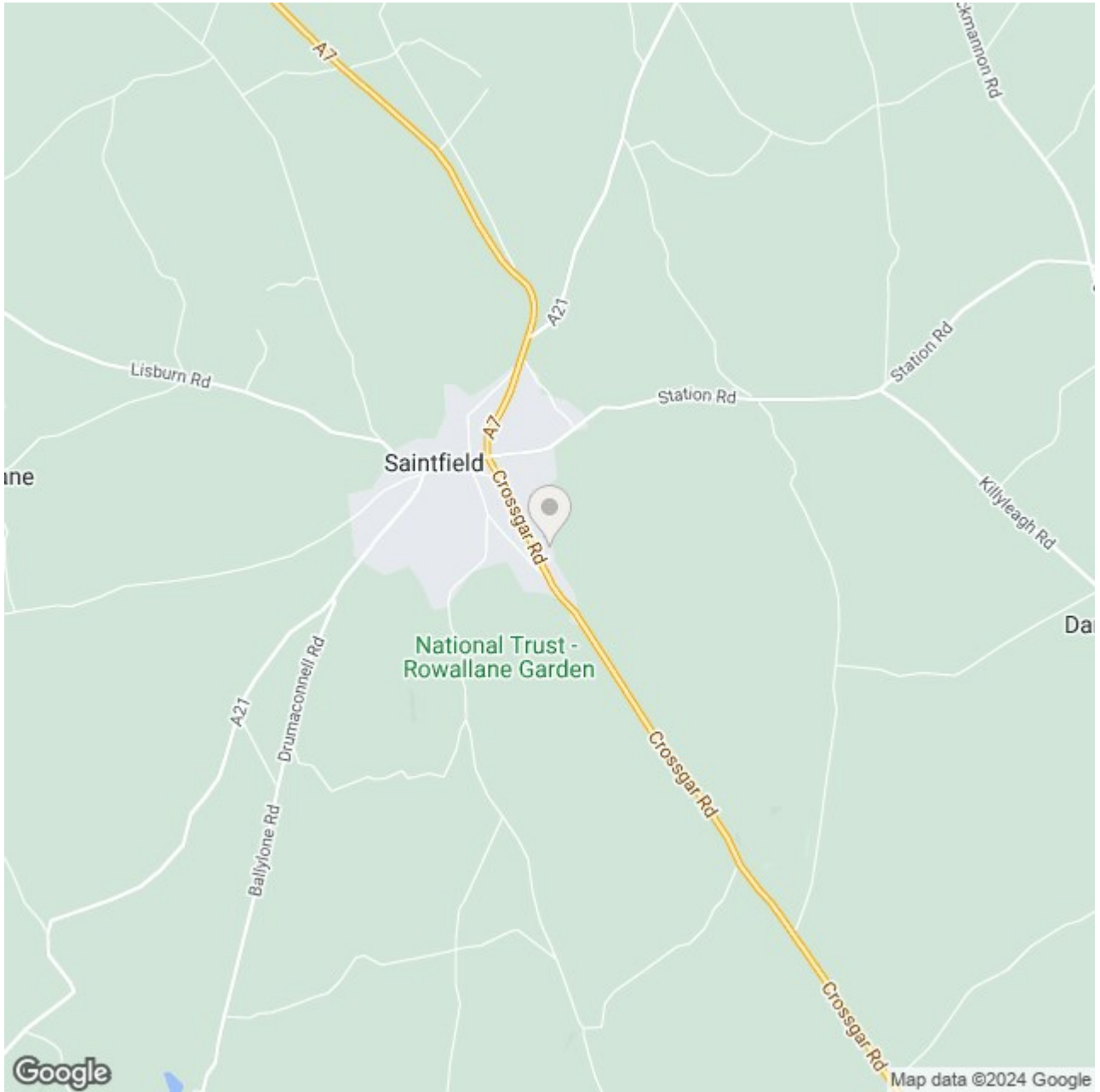


Total area: approx. 149.8 sq. metres (1612.3 sq. feet)









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		43	54
(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.