

Tim Martin
— .co.uk



**14 Station Mews
Saintfield
BT24 7LN**

**Rent
£795 Per Month**

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SUMMARY

A spacious semi detached property, situated in this popular residential development within walking distance of Saintfield village, local schools and public transport.

The property has been fitted with oil fired central heating and double glazing and comprises of a spacious lounge, fitted kitchen open plan to living / dining area, downstairs WC, three excellent sized bedrooms and bathroom, fitted with a white suite. Outside, a driveway to the side provides off street parking, whilst enclosed and easily maintained gardens are situated to the rear of the property.

Saintfield village is bustling with local shops, coffee shops, restaurants and the ever-popular Rowallane Gardens. The surrounding towns of Downpatrick, Carryduff and Comber are all within close proximity whilst Newtownards, Belfast and Lisburn are within a convenient commute

RENT: £795.00 per month

DEPOSIT: £795.00

RATES: Landlord pays rates.

- Semi Detached Property In This Popular Residential Development
- Spacious Lounge
- Fitted Kitchen Open Through To Living And Dining Area
- Three Excellent Sized Bedrooms
- Ground Floor WC And First Floor Bathroom
- Oil Fired Central Heating And Double Glazing
- Driveway To The Side And Enclosed Rear Gardens
- Available From 1 June 2024 / Unfurnished
- Close To Saintfield Village, Local Schools And Public Transport
- Convenient Commuting Distance To Downpatrick, Lisburn And Belfast

Entrance Hall

Glazed upvc front door with matching side panel; tiled floor; under stair storage cupboard; cornice ceiling;

WC

White suite comprising low flush wc and pedestal wash hand basin; tiled floor;

Lounge

12'6" x 12'3" (3.81m x 3.73m)

Marble fireplace with open back (back boiler); marble hearth; wood laminate floor; corniced ceiling; tv aerial connection point;

Kitchen / Dining Area

21'1" x 11'4" (6.43m x 3.45m)

Good range of painted finish high and low level cupboards and drawers incorporating double drainer stainless steel sink unit with mixer tap; integrated electric oven; Zanussi microwave; space and plumbing for washing machine, tumble dryer and dishwasher; formica worktops; tiled floor; glazed sliding door to rear;

First Floor / Landing

Access to roofspace;

Bedroom (1)

12'2" x 10'11" (3.71m x 3.33m)

Wood laminate floor; built-in storage cupboard;

Bathroom

9'4" x 8'5" (2.84m x 2.57m)

White suite comprising panelled bath with mixer tap; pedestal wash hand basin; low flush wc; tiled shower cubicle with electric shower unit and wall mounted telephone shower attachment; tiled floor and walls; corniced ceiling; towel radiator; extractor fan; hotpress with lagged copper cylinder;

Bedroom (2)

12'2" x 10'11" (3.71m x 3.33m)

Built-in storage cupboard;

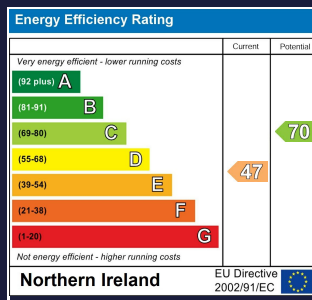
Bedroom (3)

9'5" x 7'0" (2.87m x 2.13m)

Wood laminate floor;

Outside

Spacious driveway to the side of the property; front garden laid out in lawn; fully enclosed rear gardens laid out in lawn; paved patio area; oil fired boiler; pvc oil storage tank; outside lights and water tap;



Comber ■
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T 028 91 8789596

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

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