

Tim Martin
— .co.uk



**11 Moyra Crescent
Saintfield
BT24 7AG**

**Offers Around
£189,950**

www.timmartin.co.uk
Telephone 028 91 878956

SUMMARY

A spacious detached property, situated within walking distance of Saintfield's bustling village, local primary and secondary schools, and public transport.

The property is in need of modernisation and has been priced to allow the purchaser to put their own stamp on it and create their dream home. Fitted with oil fired central heating and double glazing, the accommodation comprises of a spacious lounge, dining room, fitted kitchen, three good sized bedrooms and bathroom. Outside, the driveway leads to the integral garage with utility room and WC, whilst front and rear gardens provide excellent amenity space for all the family.

Ideally located just off the Ballynahinch Road, the property affords a convenient commute to the surrounding towns of Ballynahinch, Carryduff and Comber, whilst both Belfast and Lisburn are easily accessible by an excellent road network and public transport.

FEATURES

- Detached Family Home Situated Within This Popular Residential Area
- Priced To Allow For Modernisation
- Spacious Lounge And Dining Room
- Three Good Sized Bedrooms
- Fitted Kitchen And Bathroom
- Oil Fired Central Heating And Double Glazing
- Integral Garage With Utility Area And WC
- Front And Rear Gardens Providing Excellent Outdoor Space
- Within Walking Distance To Saintfield's Bustling Village, Local Schools, Public Transport And Rowallane Gardens
- Convenient Commuting Distance To Ballynahinch, Newtownards, Lisburn And Belfast

Entrance Hall

Glazed hardwood entrance door; under stairs storage cupboard.

Lounge

15'7 x 11'0 (4.75m x 3.35m)

Tiled fireplace with tiled hearth; cornice ceiling; open through to:-

Dining Room

7'10 x 7'4 (2.39m x 2.24m)

Access to rear hall and garage.

Kitchen

11'1 x 7'10 (3.38m x 2.39m)

Range of laminate high and low level cupboards and drawers incorporating a single drainer stainless steel sink unit with mixer taps; space for electric cooker and fridge/freezer; laminate worktops; fluorescent lighting; part tiled walls.

First Floor / Landing

Access to roofspace.

Bedroom 1

12'0 x 10'4 (3.66m x 3.15m)

Bedroom 2

8'1 x 7'11 (2.46m x 2.41m)

Built-in wardrobe.

Bedroom 3

11'7 x 10'3 (3.53m x 3.12m)

Bathroom

8'0 x 7'11 (2.44m x 2.41m)

Coloured suite comprising, panelled bath with mixer taps and telephone shower attachment; electric 'Mira Zest' shower unit with wall mounted telephone shower attachment; pedestal wash hand basin; white low flush wc; part tiled walls; hotpress with lagged copper cylinder.

Outside

Bitmac driveway leading to:-

Integral Garage

24'3 x 9'0 maximum measurements (7.39m x 2.74m maximum measurements)

Roller shutter door; fluorescent lighting; 'Warmflow' oil fired boiler; utility area with wall mounted wash hand basin; low flush wc; space and plumbing for washing machine and tumble dryer.

Gardens

Enclosed front gardens laid out in lawns; well stocked flowerbeds; partially enclosed rear gardens laid out in lawn; paved patio area; good selection of shrubs and trees providing colour all year round; outside light and water tap; PVC oil storage tank

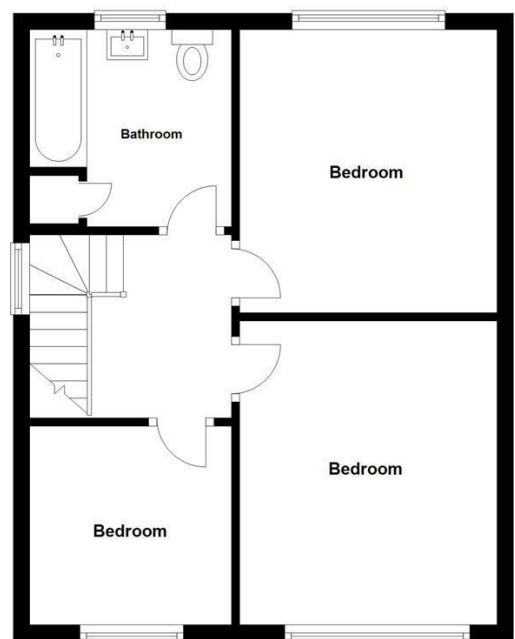
Ground Floor

Approx. 61.0 sq. metres (656.9 sq. feet)



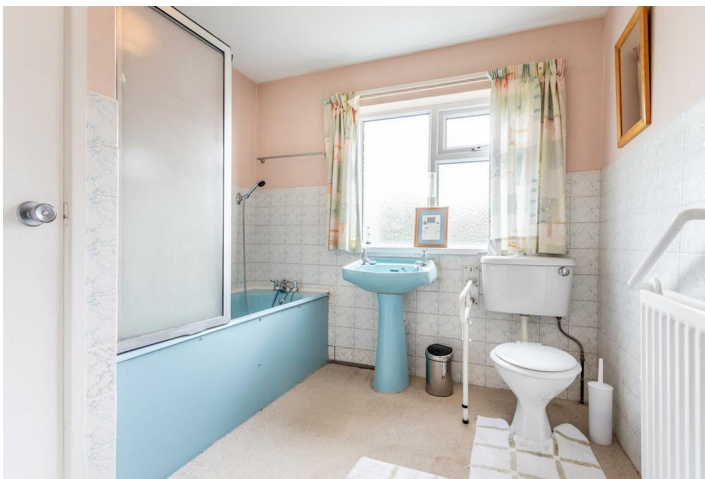
First Floor

Approx. 42.1 sq. metres (452.7 sq. feet)

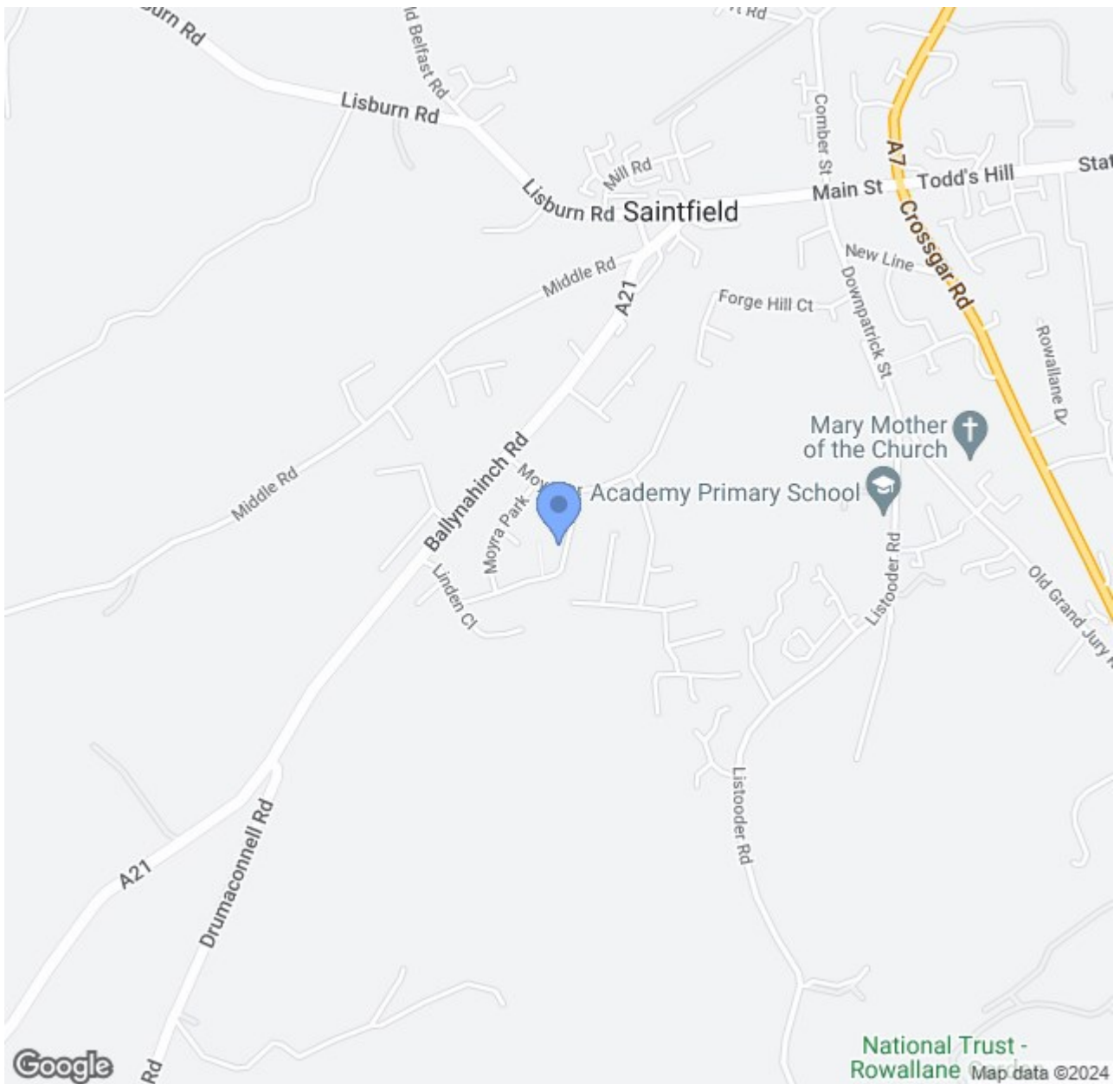


Total area: approx. 103.1 sq. metres (1109.5 sq. feet)









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	48	61
(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.