

**Tim Martin**  
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**3 Linden Close  
Saintfield  
BT24 7BH**

**Offers Around  
£382,500**

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## SUMMARY

An exceptionally well presented and tastefully modernised and updated detached bungalow set in mature gardens in this popular residential development.

The bungalow provides open plan accommodation including, a luxury Kitchen/dining opening onto the timber terrace overlooking the gardens to create that delightful open air extension to the residence. Four bedrooms (three with built-in furniture) are complemented by the luxurious contemporary shower room.

The property is fitted with gas fired heating, double glazing and generous levels of insulation to create a warm homely easily heated home.

The property is situated within walking distance of the town centre, doctors surgery, library and supermarket with Saintfield providing a fine selection of shops, coffee houses, cafe's and local amenities. An excellent public transport system connects to many of the top schools in South Belfast, Ballynahinch and Downpatrick with a fine choice of schools immediately available in the town.

## FEATURES

- An Exceptionally Well Presented And Tastefully Modernised Detached Bungalow
- Luxury Kitchen / Dining Opening Onto A Timber Terrace Overlooking The Gardens
- Two Reception Rooms
- Four Bedrooms (Three With Built-In Furniture)
- Gas Fired Central Heating And Double Glazing
- Double Detached Garage
- Mature Spacious Gardens
- Impeccable Decor And Finish Throughout
- Situated Within Walking Distance Of Saintfield Village
- An Easy Commute to Belfast, Ballynahinch and Downpatrick

## **Reception Hall**

Corniced ceiling; LED spot lighting; cloak cupboard; telephone and internet connection points.

## **Lounge 20'0 x 13'7 (6.10m x 4.14m)**

Polished grey marble fireplace with slate tiled hearth and a hardwood surround; corniced ceiling; bay window.

## **Kitchen / Dining 20'0 x 12'4 (6.10m x 3.76m)**

1½ tub single drainer stainless steel sink unit with flexible swan neck mixer taps; extensive range of laminate eye and floor level cupboards and drawers with matching illuminated and glazed display cupboards; formica worktops with matching breakfast bar; 'Hotpoint' double electric ovens and matching 4 ring ceramic hob with stainless steel extractor unit and light over; 'Indesit' dishwasher; 'Hotpoint' fridge/freezer; ceramic tiled floor; high level tv aerial and power points; double patio doors to composite decking; LED spot lighting.

## **Rear Hall**

Ceramic tiled floor; door to garage and to rear garden.

## **Laundry Room 8'1 x 7'5 (2.46m x 2.26m)**

Single drainer stainless steel sink unit with mixer taps; range of laminate eye and floor level cupboards; formica worktops; plumbed and space for washing machine; ceramic tiled floor; close coupled wc.

## **Hallway**

Linen cupboard with 'Worcester' gas fired boiler.

## **Shower Room 8'11 x 8'3 (2.72m x 2.51m)**

Contemporary white suite comprising, rectangular tiled shower with thermostatically controlled shower; glass sliding shower panel; floating vanity unit with wash hand basin and chrome mono mixer tap; close coupled wc; ceramic flagged floor and matching walls; LED lighting; mirror fronted bathroom cabinet; chrome heated towel radiator.

## **Bedroom 1 9'0 x 8'2 (2.74m x 2.49m)**

Built-in wardrobe with mirrored sliding doors.

## **Bedroom 2 11'5 x 9'0 (3.48m x 2.74m)**

Built-in eye level cupboards; high level tv aerial and power point; glazed double patio doors to garden.

## **Bedroom 3 13'7 x 9'9 (4.14m x 2.97m)**

Double built-in wardrobes; high level tv aerial and power points.

## **Bedroom 3 13'7 x 10'1 (4.14m x 3.07m)**

## **Outside**

Spacious bitmac drive with ample parking and leading to:-

## **Double Integral Garage 18'7 x 16'6 (5.66m x 5.03m)**

Electrically operated up and over door; built-in workbench and shelves; LED lighting and power points.

## **Garden**

Gardens to front and side laid out in lawns and planted with a selection of ornamental and flowering shrubs and enclosed with mature hedging. The spacious rear gardens are laid out in lawns and hand landscaped with two flagged patios, decorative gravel bed and a raised timber decking overlooking the gardens. An enclosed bin storage and garden store are tucked into the corners of the gardens, a potting shed which is substantially glazed provided the keen gardener ample room to propagate seedlings.

**Capital / Rateable Value**

£200,000 = Rates Payable £1943.60 per annum (approximately)

**Ground Rent**

£24.00 per annum

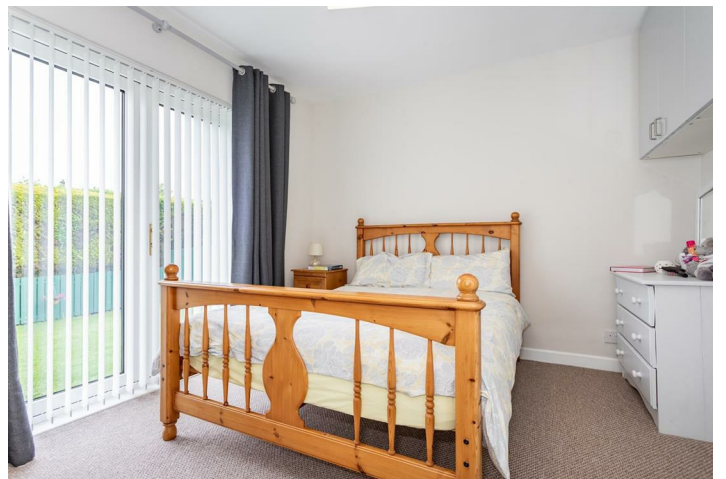
**Ground Floor**

Approx. 158.2 sq. metres (1702.9 sq. feet)

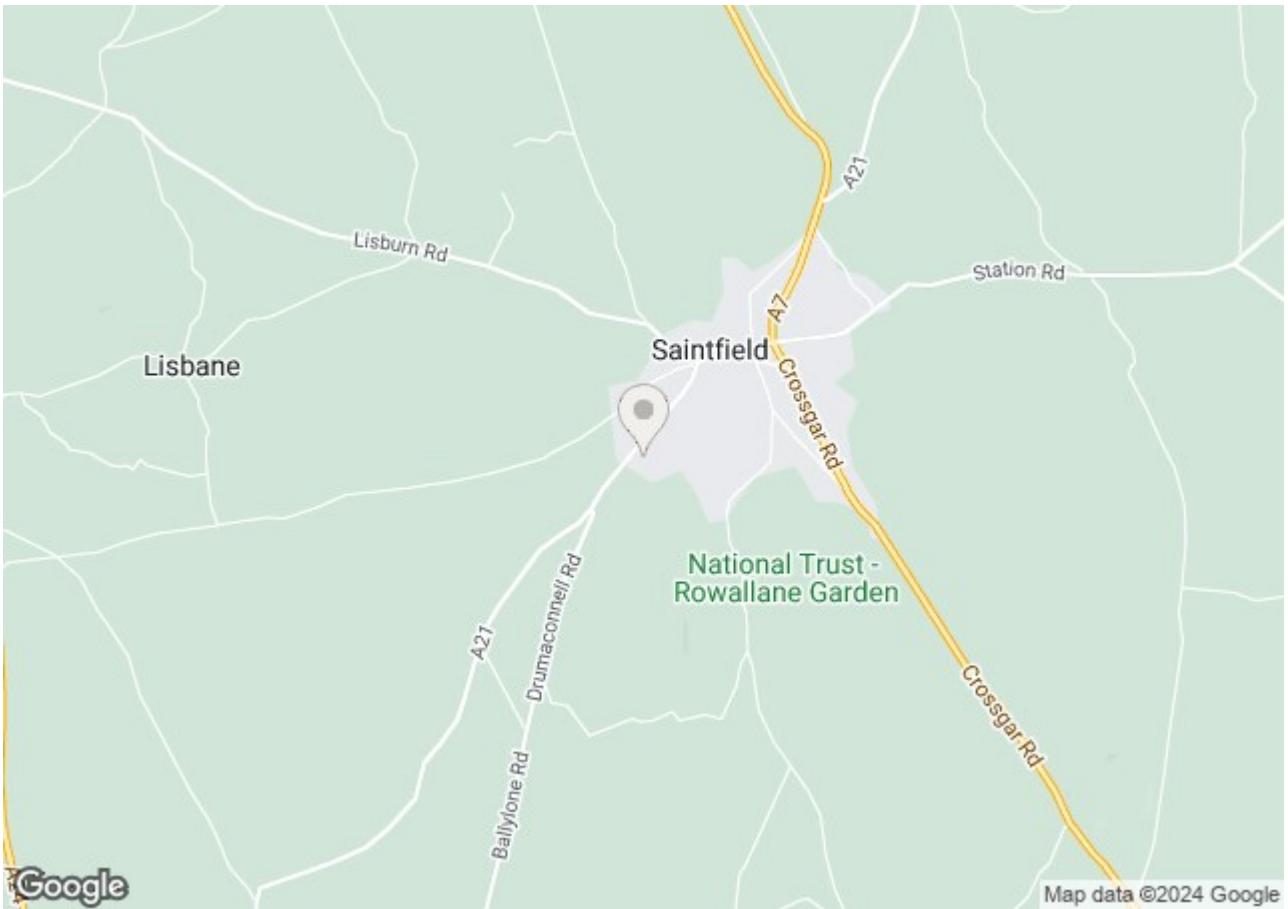


Total area: approx. 158.2 sq. metres (1702.9 sq. feet)









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	46	64
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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