



## 318 Saintfield Road, Belfast BT8 6PE

**£197,500** Leasehold

A superb three bedroom semi detached house enjoying an elevated site set back off the Saintfield Road, a short distance from Forestside Shopping Centre and convenient to excellent transport links, including Cairnshill park and ride.

Semi detached house | 2 Reception | 3 Bedrooms | Kitchen/dining | Gas heating | PVC Double Glazing | Detached Garage | Garden |

**028 9266 3396**

[admin@falloonestateagents.com](mailto:admin@falloonestateagents.com)



A superb three bedroom semi detached house enjoying an elevated site set back off the Saintfield Road, a short distance from Forestside Shopping Centre and convenient to excellent transport links, including Cairnshill park and ride.

Set behind an impressive elevation, the accommodation briefly comprises entrance porch, spacious reception hall, two reception rooms, kitchen with good range of fitted units, 3 generous bedrooms and bathroom.

The property benefits from gas central heating and PVC double glazed windows, with a current EPC rating of C69.

Externally the property has mature, well maintained gardens to front and rear with a combination of lawn, shrub beds and various seating areas. There is on site parking and a car port to the side in addition to the detached single garage.

A superb opportunity to buy an attractive semi detached house in a highly regarded and most accessible location, priced to leave ample scope for some updating and personalisation by the new owner.

Viewing should be arranged through Falloon Estate Agents.

Tenure: Leasehold

#### **GROUND FLOOR :**

##### **Entrance porch**

Composite external door with inset glazed panels and side window.

##### **Entrance hall**

Spacious reception hall with storage cupboard, gas boiler. Stairs to first floor level with feature leaded glass window. Ceiling cornice. Plate rack. Double panelled radiator.

##### **Lounge**

w: 3.33m x l: 3.56m (w: 10' 11" x l: 11' 8")

Tiled fireplace with mahogany surround and inset electric fire. . Ceiling cornice. Double panelled radiator.

##### **Family room**

w: 3.35m x l: 3.7m (w: 11' x l: 12' 2")

Tiled fireplace with inset glass fronted fire (not tested). Ceiling cornice. Double panelled radiator.

##### **Kitchen/dining**

w: 2.41m x l: 4.77m (w: 7' 11" x l: 15' 8")

Good range of high and low level cupboards. 1.5 bowl stainless steel sink unit, mixer tap. Integrated 'Hotpoint' ceramic hob with extractor canopy over. Built in 'Hotpoint' oven and 'Swan' microwave. Integrated fridge. Plumbed for washing machine. Larder cupboard. Glazed display cabinets and open shelving. Part tiled walls. Built in table. Double panelled radiator. PVC door to rear garden.

#### **FIRST FLOOR:**

##### **Landing**

##### **Bedroom 1**

w: 3.33m x l: 3.7m (w: 10' 11" x l: 12' 2")

Double panelled radiator.

##### **Bedroom 2**

w: 3.33m x l: 3.55m (w: 10' 11" x l: 11' 8")

Single panelled radiator.



**Bedroom 3**

w: 2.31m x l: 3.61m (w: 7' 7" x l: 11' 10")

Built in wardrobe. Single panelled radiator.

**Bathroom**

Coloured suite comprising panelled bath with 'Triton' electric shower over. Pedestal wash hand basin. Low flush WC. Shelved storage cupboard with louvred doors. Access to roofspace.

**Outside**

Pillared and gated entrance.

Front garden in lawn. Shrub beds.

Gate to rear garden which is laid in lawn. Patio area.

**Garage**

w: 3.22m x l: 5.6m (w: 10' 7" x l: 18' 4")

Sliding door. Light and power.

**Tenure**

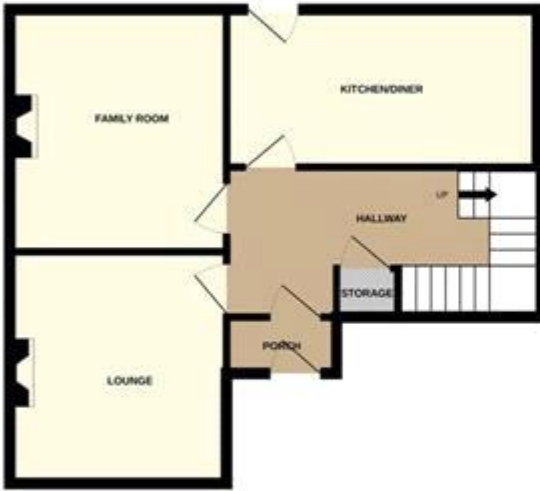
We have been advised the tenure for this property is leasehold, we recommend the purchaser and their solicitor verify the details.

**Rates payable**

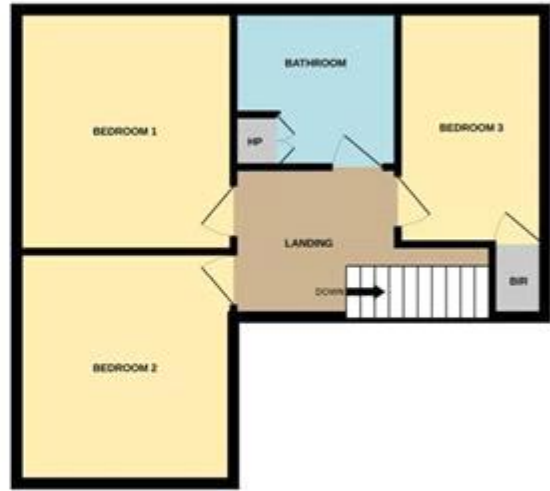
Details from the LPSNI website - rates for 2024/25 £1305.00



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	69	69
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.