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Saintfield
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Offers Around
£329,950

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SUMMARY

Situated on the edge of Saintfield village within this modern and ever popular residential development, this beautifully presented detached family home boasts superbly appointed accommodation, meeting the needs of today's growing and established families.

The property, fitted with oil fired central heating, sliding sash double glazed windows and a superb B83 energy rating to help lower running costs, enjoys an exceptional finish throughout leaving the purchaser nothing to do, but move in and enjoy modern, convenient living.

The ground floor comprises of a welcoming entrance hall which makes way to a family room, spacious lounge with multi fuel stove and double patio doors leading out to the gardens, a modern fitted kitchen with dining area and downstairs WC. The first floor enjoys four excellent sized bedrooms, including the principal bedroom ensuite and a family bathroom, fitted with a modern white suite.

Outside, a spacious driveway leads to the detached garage with electric roller door, whilst the enclosed walled gardens are laid out in lawn with a spacious paved patio area, providing a safe environment for kids to play and family and friends to relax in and enjoy.

Perfectly located, this family home is within walking distance of Saintfield's bustling village with its excellent range of local amenities, including the local primary and secondary schools and public transport. Rowallane Gardens is only a short stroll away boasting beautiful countryside walks and seasonal family events throughout the year. An excellent road network allows for a convenient commute to Downpatrick, Lisburn and Belfast city centre.

FEATURES

- Beautifully Presented Detached Family Home Situated Within This Modern Residential Development On The Edge Of Saintfield Village
- Four Excellent Sized Bedrooms Including Principal Bedroom With Ensuite Shower Room
- Spacious Lounge With Multi Fuel Stove And Separate Family Room
- Modern Fitted Kitchen With Dining Area
- Family Bathroom With Modern White Suite And Downstairs WC
- Oil Fired Central Heating, Sliding Sash Double Glazed Windows And A B83 Energy Rating
- Spacious Driveway Leading To Detached Garage With Electric Roller Door
- Enclosed Walled Gardens Laid Out In Lawn With Paved Patio Area
- Within Walking Distance Of Saintfield Village, Primary And Secondary Schools, Public Transport And Rowallane Gardens
- Convenient Commute To Downpatrick, Lisburn And Belfast City Centre

Entrance Porch

Glazed PVC entrance door with side lights; recessed spotlights; glazed door through to:-

Entrance Hall

Wood effect tiled floor; recessed spotlights; telephone connection point.

WC 9'3 x 6'6 (max measurements) (2.82m x 1.98m (max measurements))

Modern white suite comprising WC with concealed cistern; semi-pedestal wash hand basin with mono mixer tap; part tiled walls; tiled floors; extractor fan.

Family Room 11'9 x 11'9 (3.58m x 3.58m)

Kitchen / Dining Area 16'0 x 9'11 (4.88m x 3.02m)

Excellent range of modern wood laminate high and low level cupboards and drawers incorporating Blanco 1½ tub stainless steel sink unit with swan neck mixer taps; integrated Nordmende electric under oven with 4 ring gas hob; extractor hood over; integrated fridge / freezer; Nordmende washing machine; integrated dishwasher; formica worktops; tiled splashback; tiled floor; recessed spotlights; glazed door to gardens.

Lounge 15'11 x 11'9 (4.85m x 3.58m)

Beautiful multifuel stove on slate hearth; TV aerial connection point; glazed PVC double doors opening out to patio area and gardens.

First Floor / Landing

Access to roof space; hoTpress with warmflow hot water tank.

Bedroom 1 11'9 x 9'7 (3.58m x 2.92m)

TV aerial connection point.

Bathroom 9'1 x 6'0 (2.77m x 1.83m)

Stunning white suite comprising panelled bath with pillar mixer taps and wall mounted telephone shower attachment; fitted folding sliding door; WC with concealed cistern; semi-pedestal wash hand basin; part tiled walls; tiled floor; extractor fan; towel radiator.

Principal Bedroom 12'8 x 11'0 (3.86m x 3.35m)

TV aerial connection point; telephone connection point.

En-suite Shower Room 9'10 x 3'8 (3.00m x 1.12m)

Modern white suite comprising tiled shower cubicle with thermostatically controlled shower unit and wall mounted telephone shower attached; drench shower head over; sliding shower door; close coupled WC; wall mounted wash hand basin with mono mixer taps and vanity unit under; part tiled walls; tiled floor; towel radiator; extractor fan.

Bedroom 3 11'10 x 7'10 (3.61m x 2.39m)

Bedroom 4 11'10 x 7'9 (3.61m x 2.36m)

Outside

Spacious driveway leading to:-

Detached Garage 18'9 x 9'11 (5.72m x 3.02m)

Electric roller shutter door; PVC side door; light and power points; Warmflow oil fired boiler.

Gardens

Front and side gardens laid out in lawn; enclosed rear walled garden laid out in lawn with spacious brick pavia patio area; PVC oil storage tanks; outside lights and water taps.

Management Charges

£270 per annum

Tenure

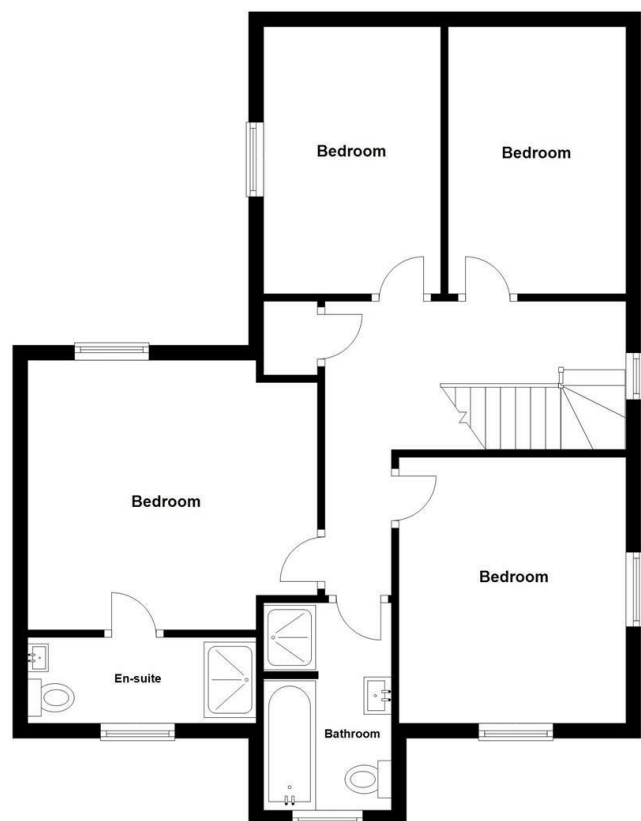
Freehold

Capital / Rateable Value

£210,000. Rates Payable = £2040.78 per annum (approx)



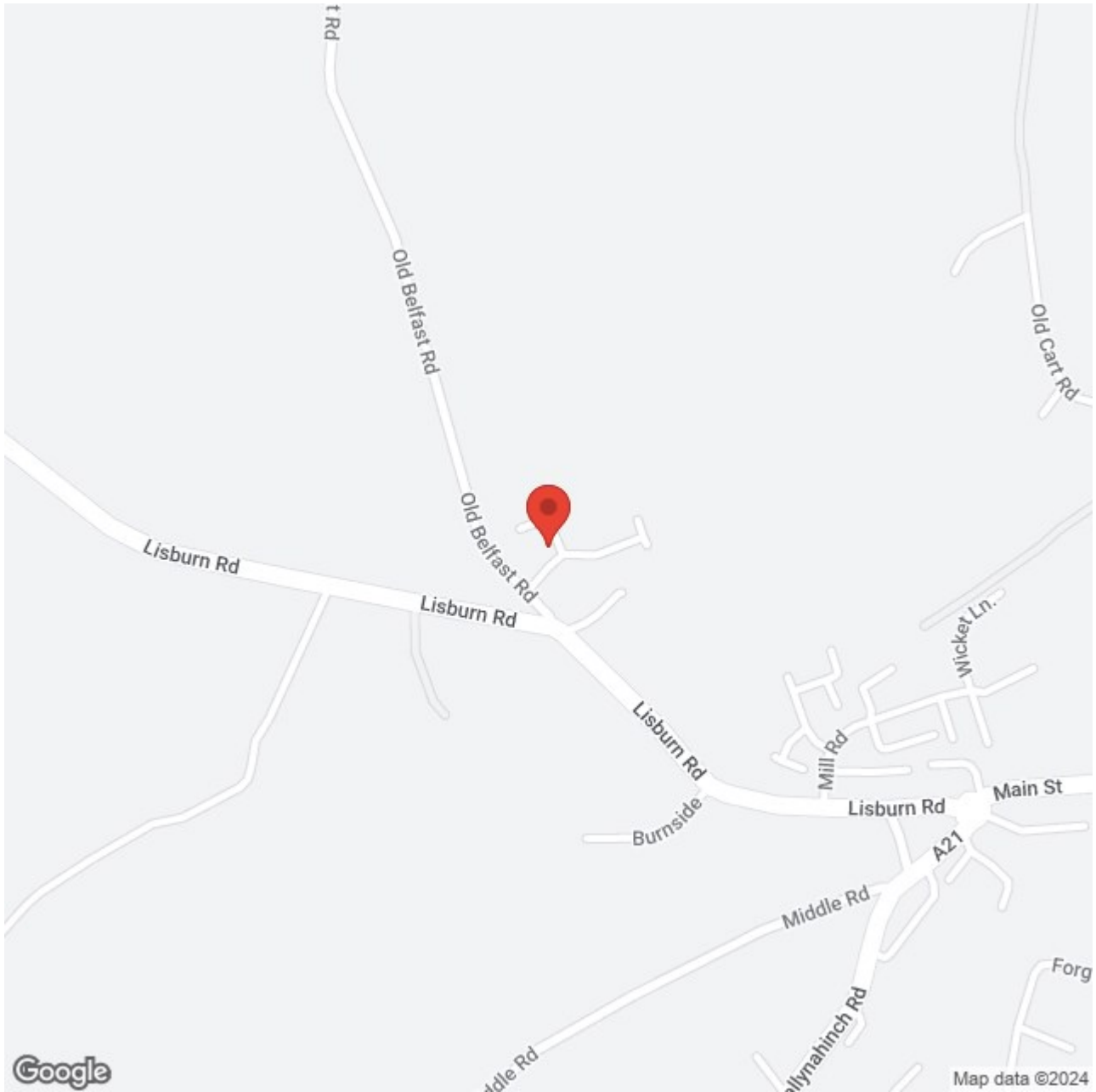
Total area: approx. 127.1 sq. metres (1367.8 :











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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