



## 11 Todd's Hill Park, Todds Hill, Saintfield, BT24 7FB

**Offers Over £199,950**

Ideally positioned just off Todd's Hill and within walking distance to the amenities on the Main Street in Saintfield. 11 Todd's Hill Park is part of the Todd's Hill Development, constructed by Chambers homes. This particular home was constructed approximately in and offers bright and spacious living over both levels. On the ground floor there is a welcoming hallway with a ground floor w/c, lounge with feature bay window area and a luxury fitted kitchen with integrated appliances that also opens to the family dining area. On the 1st floor there are 3 bright and good size bedrooms, with the main bedroom enjoying a luxury en-suite shower room and bedroom 2 enjoying a large walk in wardrobe. Completing the accommodation on that level is a deluxe white bathroom suite. Externally there are well maintained and low maintenance gardens to front and also to the rear of the property which enjoys a very sunny aspect and a side driveway to the front providing off street parking for 3 cars. With a rich history, Saintfield hosts an excellent selection of local amenities including well renowned primary and secondary schools, a range of award winning restaurants and coffee shops, and many specialist boutiques as well as the beautiful National Trust Property at Rowallane Gardens. For those interested in more active pursuits, rugby, golf and hockey clubs are all extremely close by, along with sailing and walking on and around Strangford Lough. A fine home, in move in condition, immediate viewing comes highly recommended!

- Deceptively spacious and well maintained mid townhouse
- Bedroom 2 with en-suite / bedroom 1 with large walk in wardrobe
- Luxury fitted kitchen that opens to family dining area
- White bathroom suite
- Driveway to the side with parkign for 2-3 cars
- Three good size bedrooms
- Bright and spacious lounge
- Ground floor w/c
- Oil heating / double glazed windows
- Low maintenance gardens to the front and large enclosed rear gardens

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C	71	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

Northern Ireland EU Directive 2002/91/EC

**The accommodation comprises**

Pvc double glazed front door leading to the entrance hall.

**Entrance hall**



Part wood panelled walls, laminate flooring.

**Cloaks**



Ground floor w/c comprising low flush w/c, wash hand basin, tiled floor, extractor fan.

**Lounge 14'1 x 11'9 (4.29m x 3.58m)**



Feature bay window. Laminate flooring.

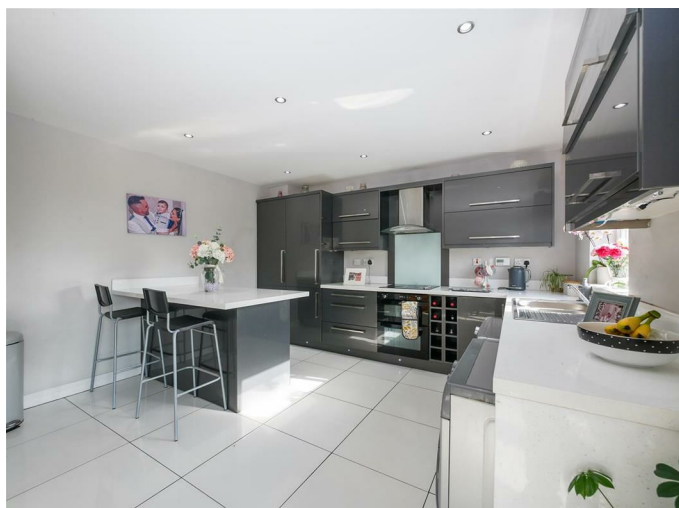
**Kitchen / dining 18'4 x 13'8 (5.59m x 4.17m)**



At the widest points.

Modern fitted kitchen comprising a full range of high and low level units, single drainer 1 1/4 bowl sink unit with mixer taps, work surfaces, 4 ring hob and double oven, integrated fridge freezer, plumbed for washing machine, dryer space, breakfast bar with additional storage, kick board lights, recessed spotlight, tiled flooring, open to the dining area.

### Additional kitchen image



### Dining area

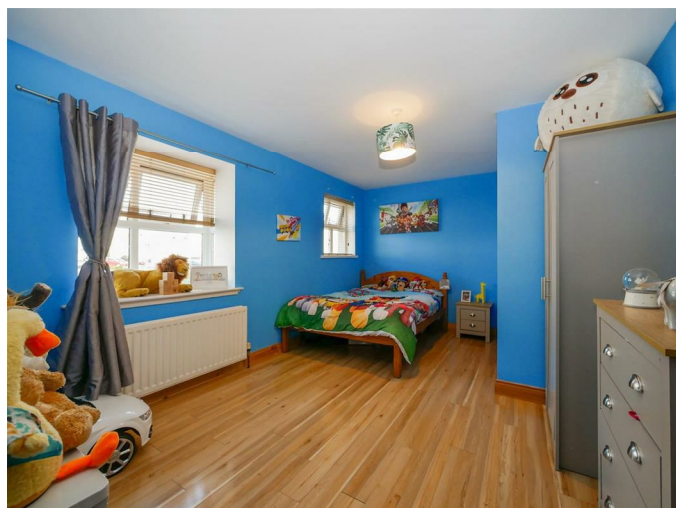


Double glazed French doors leading to the rear gardens.

### 1st floor

Landing, built in storage, access to the roof space,

### Bedroom 1 15'7 x 10'1 (4.75m x 3.07m)



Laminate flooring, walk in wardrobe.

### Bedroom 2 13'6 x 12'9 (4.11m x 3.89m)



Laminate flooring.

### En-suite 8'5 x 4'2 (2.57m x 1.27m)



Comprising corner shower cubicle with Mira event shower, low flush w/c, pedestal wash hand basin, part tiled walls, tiled floor, recessed spotlights.

**Bedroom 3 11'2 x 9'4 (3.40m x 2.84m)**



**Bedroom 3 11'2 x 9'4 (3.40m x 2.84m)**

**Bathroom 6'9 x 6'8 (2.06m x 2.03m)**



White suite comprising panelled bath, mixer taps, low flush w/c, pedestal wash hand basin, part tiled walls, tiled floor, recessed spotlights.

**Outside**

**Driveway to the side**



Providing off street parking for 2-3 cars.

**Front gardens**

Gardens to the front in low maintenance loose stone.

**Rear gardens**



Extensive low maintenance rear garden areas to the rear, with raised patio area. Additional brick paved gardens with loose stone flower beds, boiler house housing oil fired boiler, pvc oil tank, outside tap,

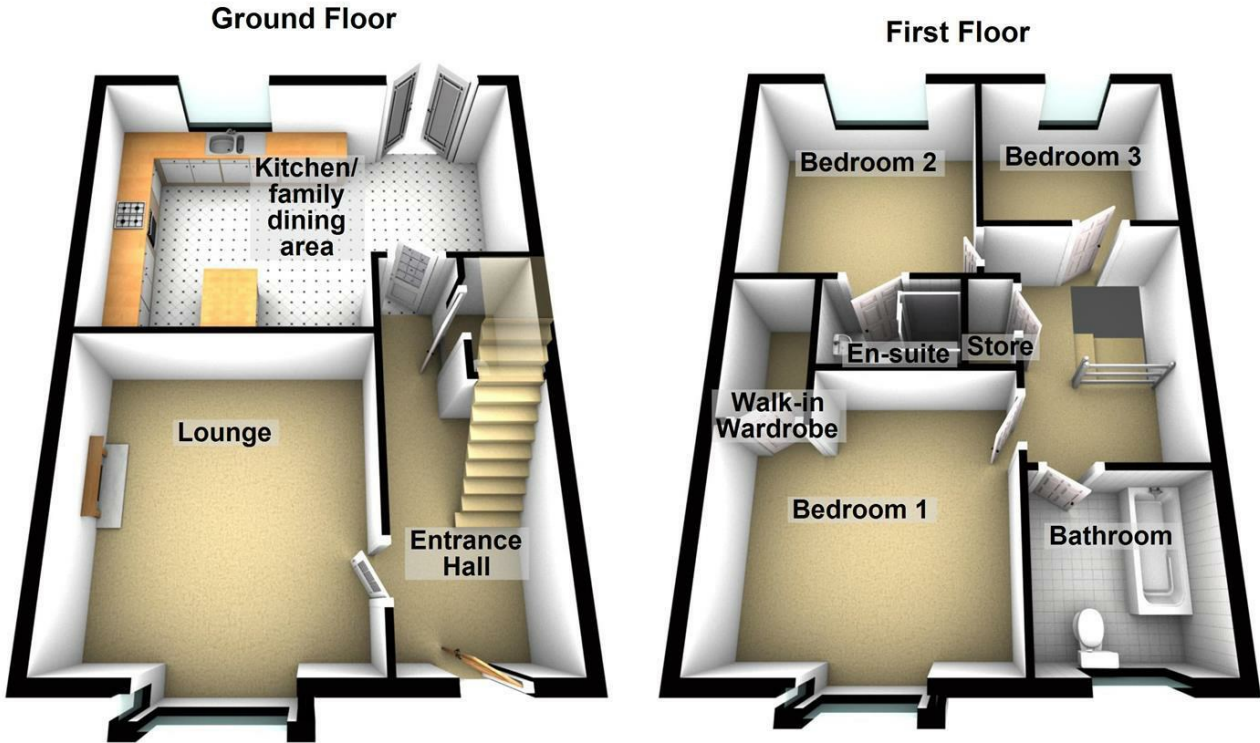
Additional garden image.



Rear elevation

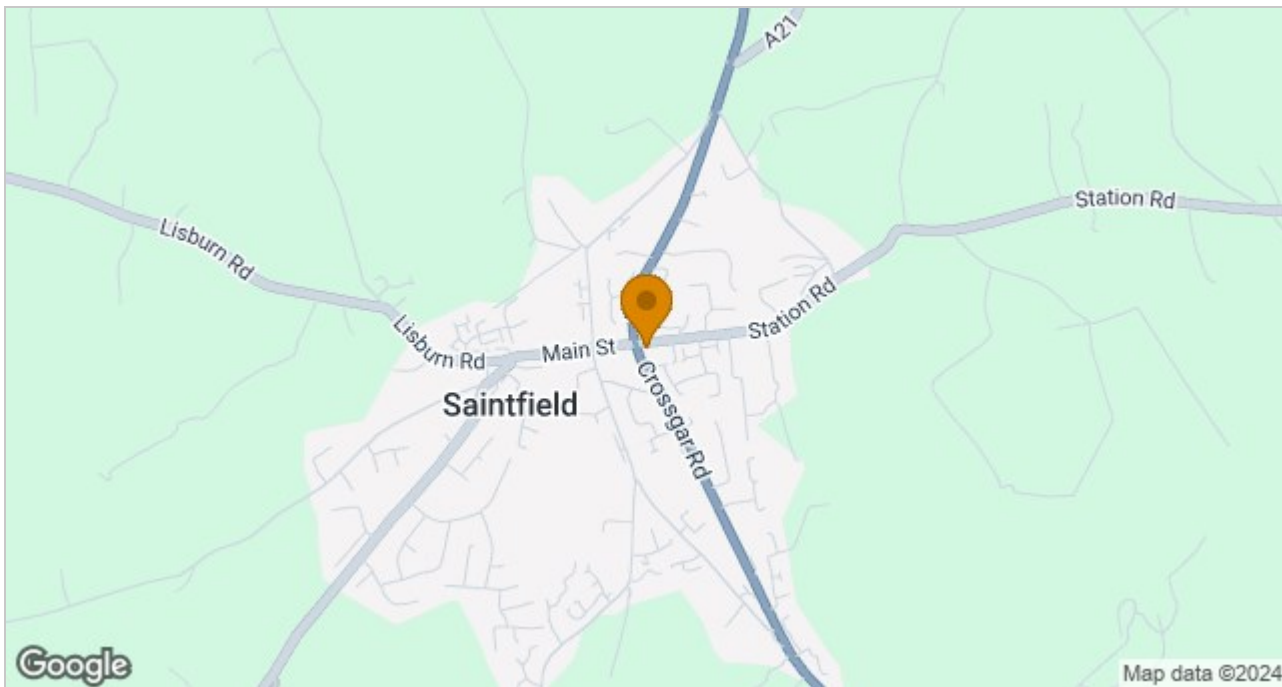


## Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.  
Plan produced using PlanUp.

## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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