

Tim Martin
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**56 Todds Hill Park
Saintfield
BT24 7FB**

**Rent
£975 Per Month**

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SUMMARY

* OPEN VIEWING *

Thursday, 26th September 2024 between 4.30pm and 5pm - no need to book.

A tastefully presented town house, situated in this popular residential area and within walking distance to the bustling town centre of Saintfield, local schools and public transport.

The property is fitted with oil fired central heating, uPVC double glazing and is available immediately on an unfurnished basis. The accommodation comprises of a spacious lounge with open fire, modern fitted kitchen with dining area, three excellent sized bedrooms, including the principle bedroom ensuite and a bathroom, complete with a modern white suite. On the ground floor there is an additional bedroom and or playroom/home office, separate WC and utility room. Outside, the brick pavia driveway leads to the integral garage, with gardens located to the side and rear.

Saintfield offers a fine selection of shops, coffee shops, boutiques and restaurants, whilst Rowallane Gardens is within close proximity offering beautiful countryside walks and events throughout the year. For those wishing to commute, an excellent road network and public transport links make for a convenient commute to Downpatrick, Lisburn and Belfast.

RENT: £975.00 per month

RATES: Landlord to pay rates

DEPOSIT: £975.00

Sorry, no pets

- Well Presented Townhouse Within This Much Sought After Development
- Three Excellent Sized Bedrooms Including Principle Bedroom With Ensuite Shower Room
- Spacious Lounge With Open Fire
- Modern Fitted Kitchen And Dining Area
- Bathroom With Modern White Suite
- Downstairs WC, Utility Room And Additional Bedroom/Home Office
- Oil Fired Central Heating And uPVC Double Glazing
- Brick Pavia Driveway Leading To Integral Garage
- Within Walking Distance To Saintfield Village, Local Schools And Public Transport
- Convenient Commuting Distance To Downpatrick, Lisburn And Downpatrick

ENTRANCE HALL:

Glazed upvc entrance door; wood laminate floor; telephone connection point; access to integral garage;

WC:

White suite comprising close coupled wc and wall mounted wash hand basin with mono mixer tap; wood laminate floor; extractor fan;

SNUG / LIVING ROOM:

11'10" x 9'11" (3.61m x 3.02m)

wood laminate floor; glazed upvc double doors to decking area;

FIRST FLOOR:

LOUNGE:

20'2" x 10'9" (6.15m x 3.28m)

Cast iron fireplace with oak surround with open fire; granite hearth; wood laminate floor; recessed spotlights; tv aerial connection point;

KITCHEN / DINING AREA:

18'9" x 10'1" (5.72m x 3.07m)

Range of modern gloss high and low level cupboards and drawers incorporating 1½ tub stainless steel sink unit with mono mixer tap; integrated Gorenje electric double oven; four ring ceramic hob; extractor hood over; fridge / freezer; dishwasher; wood laminate worktops; tiled splashback; tiled floor; recessed spotlights;

BATHROOM:

White suite comprising panel bath with pillar mixer taps and telephone shower attachment; semi-pedestal wash hand basin; close coupled wc; part tiled walls; tiled floor; recessed spotlights; extractor fan;

SECOND FLOOR LANDING:

Access to roofspace; hotpress with hot water tank;

PRINCIPLE BEDROOM:

14'8" x 11'7" (max meas) (4.47m x 3.53m (max meas))

EN-SUITE:

7'9" x 6'4" (l-shaped max meas) (2.36m x 1.93m (l-shaped max meas))

Modern white suite comprising separate shower cubicle with thermostatically controlled shower and wall mounted telephone shower attachment; close coupled wc; semi-pedestal wash hand basin with mono mixer tap; tiled walls and floor; towel radiator; recessed spotlights; extractor fan;

BEDROOM 2:

11'8" x 9'8" (3.56m x 2.95m)

BEDROOM 3:

11'8" x 8'9" (max meas) (3.56m x 2.67m (max meas))

OUTSIDE:

Brick pavia drive to:

GARAGE:

19'8" x 10'11" (5.99m x 3.33m)

Light and power points; up and over door; water tap; access to:

UTILITY ROOM:

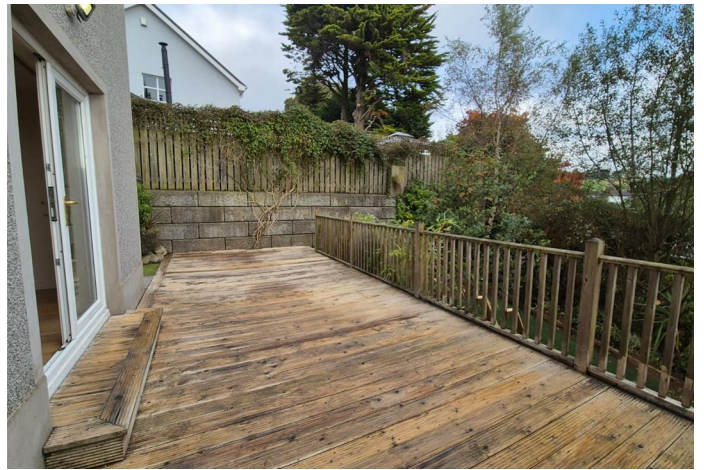
9'11" x 6'6" (3.02m x 1.98m)






Single drainer stainless steel sink unit with mixer tap; range of built-in cupboards; glazed upvc door to rear; wood laminate worktops; tiled splashback; tiled floor; recessed spotlights;


GARDENS:

Front gardens laid out in lawn; enclosed rear garden with decking area;





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Northern Ireland		EU Directive 2002/91/EC 	

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