

**Tim Martin**  
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**3 Saintfield Meadows  
Saintfield  
BT24 7FN**

**Offers Around  
£195,000**

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## SUMMARY

A stunning stone fronted mid-townhouse located within this popular development on the outskirts of Saintfield Village.

The property boasts bright and spacious accommodation throughout to include Lounge with modern oak fire surround, kitchen / dining area hosting contemporary red high gloss kitchen with range of integrated appliances and ground floor cloakroom. The first floor hosts three well proportioned bedrooms and modern white four piece bathroom. Oil fired central heating and double glazing are fitted throughout.

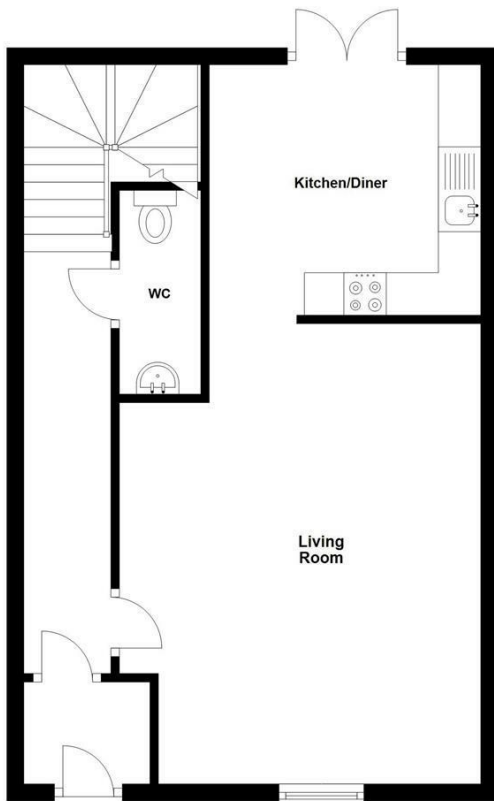
Externally, the property benefits from fully enclosed garden laid out in lawns to rear, parking space to front and single garage. This is a truly beautiful home ideally located within walking distance to the village and giving easy access to Belfast, Lisburn, and beyond.

## FEATURES

- Well Presented Mid Townhouse Set In A Quiet Cul-De-Sac
- Lounge With Open Fire
- Modern High Gloss Integrated Kitchen
- Three Good Sized Bedrooms
- Contemporary White Bathroom Suite
- Front & Rear Gardens With Patio Area To Rear
- Oil Fired Central Heating & Double Glazed Sash Type Windows
- Garage To Rear And Designated Parking To The Front
- Within Walking Distance Of Saintfield Village And Public Transport
- An Easy Commute To Belfast, Lisburn And Downpatrick.

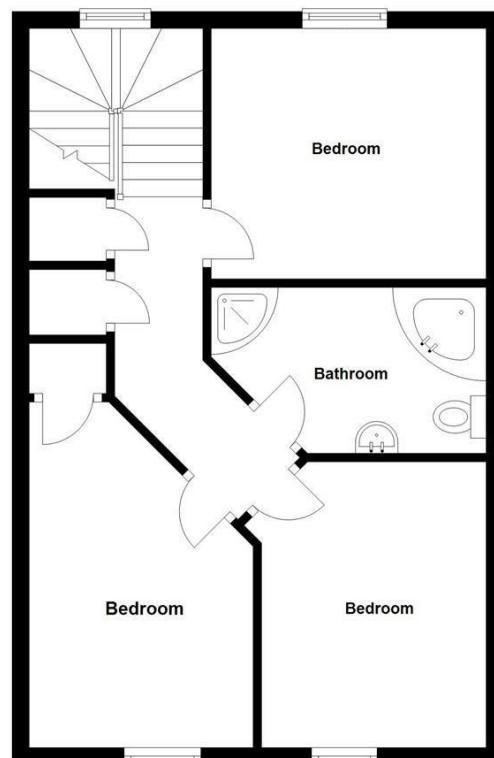
### Ground Floor

Approx. 45.6 sq. metres (491.0 sq. feet)



### First Floor

Approx. 45.6 sq. metres (491.0 sq. feet)



Total area: approx. 91.2 sq. metres (982.1 sq. feet)

## **Entrance Porch**

Tiled floor; telephone connection point; glazed door through to:-

## **Entrance Hall**

Tiled floor.

## **Cloakroom**

**7'10 x 3'0 (2.39m x 0.91m)**

White suite comprising wall mounted wash hand basin with chrome mono mixer tap; towel rail under; tiled splash back; close coupled wc; ceramic tiled floor; recessed spotlights; extractor fan.

## **Lounge**

**17'7 x 13'2 maximum measurements (5.36m x 4.01m maximum measurements)**

Modern arched cast iron fireplace with black granite hearth; carved oak surround; 12 volt ceiling lighting; tv aerial connection point; open through to:-

## **Kitchen**

**10'6" x 9'8" (3.20m x 2.95m )**

Good range of high gloss eye and floor level cupboards and drawers with matching glazed cupboard and incorporating a single drainer stainless steel sink unit with mixer taps; integrated Gorenje electric under oven and grill; 4 ring ceramic hob with stainless steel and glass extractor unit over; integrated Gorenje fridge / freezer; integrated Gorenje dishwasher; formica worktops with matching breakfast bar; part tiled walls; ceramic tiled floor; telephone connection point; glazed patio doors to rear garden; 12 volt ceiling lighting.

## **Stairs To First Floor Landing**

Hotpress with Ariston pressurised hot water cylinder; built-in linen cupboard; access to roofspace.

## **Bedroom 1**

**10'6 x 9'9 (3.20m x 2.97m)**

TV aerial and telephone connection points; recessed spotlighting.

## **Bedroom 2**

**13'4 x 8'7 maximum measurements (4.06m x 2.62m maximum measurements)**

Built-in wardrobe; tv aerial connection point.

## **Bedroom 3**

**11'1 x 8'9 (3.38m x 2.67m)**

TV aerial connection point.

## **Bathroom**

**10'6" x 6'2" (max meas) (3.20m x 1.88m (max meas))**

Contemporary white suite comprising corner bath with chrome mixer taps; tiled quadrant shower cubicle with thermostatically controlled shower; glass sliding shower doors and side panels; semi pedestal wash hand basin with chrome mixer taps, mirrored bathroom cabinet over; close coupled wc; wall mounted heated towel radiator; part tiled walls; ceramic tiled floor; 12 volt ceiling lighting; extractor fan.

## **Outside**

Designated car parking space to front.



## Gardens

Gardens to front laid out in a woodchip finish, flowerbed planted with a selection of shrubs; enclosed rear gardens laid out in lawns; flagged patio and path to rear parking and to garage; Vortex oil fired boiler; PVC oil storage tank.

## Garage

21'6" x 10'8" (6.55m x 3.25m )

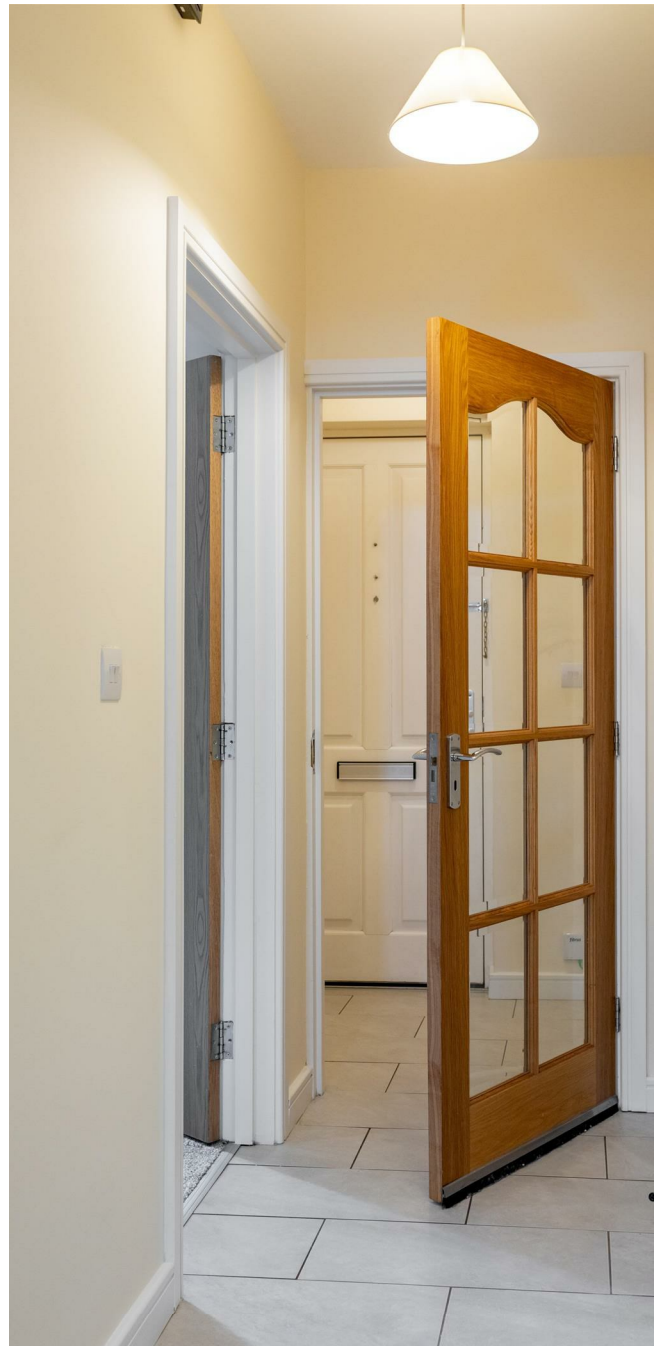
Double doors, light and power points.

## Capital / Rateable Value

£125,000. Rates Payable = £1214.75 per annum (approximately)

## Management Charges

£270 per annum (approximately)

















Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	68
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

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