

Tim Martin
— .co.uk



34 Mill Road
Saintfield
BT24 7FF

Offers Over
£145,000

www.timmartin.co.uk
Telephone 028 97 568300

SUMMARY

Situated in this ever popular Saintfield Mill development, this well presented duplex apartment is within walking distance of Saintfield village and public transport.

The property is fitted with gas central heating and double glazing, this modern apartment boasts bright and spacious living accommodation comprising of a lounge, modern integrated fitted kitchen, two excellent sized bedrooms including master bedroom en suite, principal bathroom and separate wc. Outside, the property enjoys designated parking and ample visitor parking.

Saintfield village boasts an array of boutiques, coffee shops, pubs and restaurants which are all within walking distance of the property as to is the local Vivo Xtra. For those wishing to commute the nearby towns of Downpatrick, Carryduff and Comber are all within close proximity, whilst Belfast and Lisburn are only a short drive away.

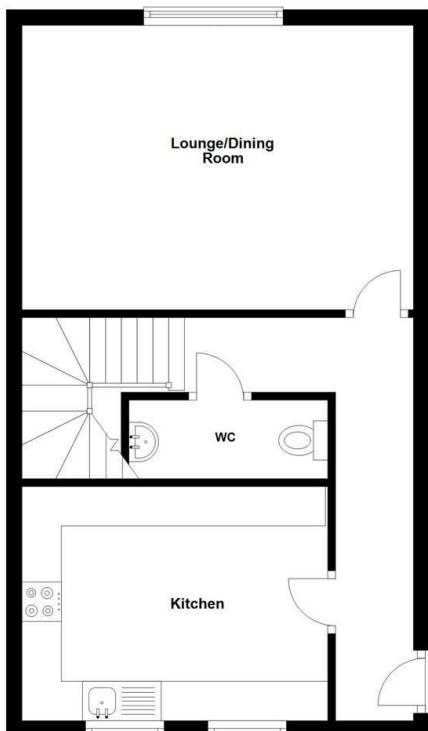
The property is perfect for the first time buyer, young couple or investor.

FEATURES

- Well Presented Duplex Apartment
- Two Excellent Sized Bedrooms Including Master Bedroom En Suite
- Spacious Lounge
- Modern Fitted Kitchen With Integrated Appliances
- Principal Bathroom And Separate Downstairs WC
- Gas Fired Central Heating And Double Glazing
- Designated Parking
- Within Walking Distance Of Saintfield Village
- Convenient Commute To Belfast And Lisburn

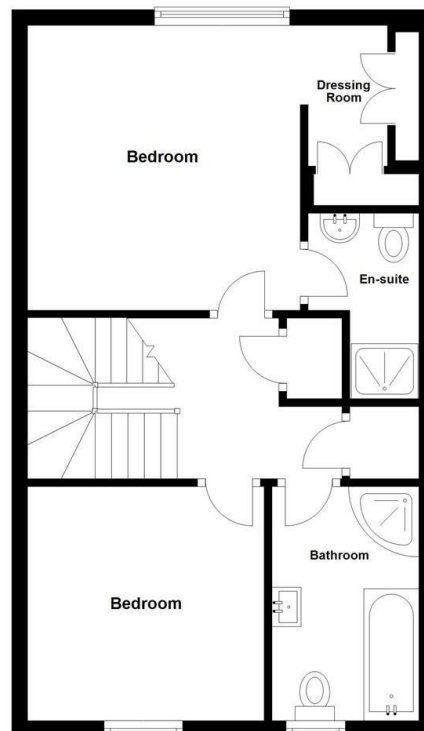
First Floor

Approx. 44.0 sq. metres (473.4 sq. feet)



Second Floor

Approx. 44.0 sq. metres (473.4 sq. feet)



Hallway

Communal entrance hall to first floor.

Entrance Hall

Telephone entry system; wood laminate floor.

WC 8'3 x 3'3 (2.51m x 0.99m)

Modern white suite comprising, close coupled wc; wall mounted wash hand basin with mono mixer tap; tiled floor; recessed spotlighting; extractor fan.

Lounge 16'3 x 11'10 (4.95m x 3.61m)

TV and telephone connection points; recessed spotlighting; wood laminate floor.

Kitchen 12'8 x 9'9 (3.86m x 2.97m)

Range of modern walnut wood laminate high and low level cupboards and drawers incorporating a 1½ tub stainless steel sink unit with swan neck mixer taps; integrated Gorenje electric under oven and four ring gas hob with extractor hood over; integrated microwave; integrated dishwasher; Hotpoint fridge; space and plumbing for washing machine; Worcester gas fired boiler; formica worktops; space for tumble dryer and freezer; tiled splash back; tiled floor; recessed spotlighting.

First Floor / Landing

Access to roofspace (via Slingsby type ladder; partially floored); built-in storage cupboard (1 with radiator).

Master Bedroom 16'4" x 11'10" (4.98m x 3.63m)

(maximum measurements)

Recessed spotlighting; separate dressing area with built-in wardrobes; tv and telephone connection points.

En Suite Shower Room 7'8" x 4'7" (2.34m x 1.40m)

(maximum measurements)

Modern white suite comprising, separate tiled shower cubicle with Aquatherm thermostatically controlled shower unit and wall mounted telephone shower attachment; panelled bath with mixer tap; close coupled wc; semi-pedestal wash hand basin with mono mixer tap; part tiled walls; tiled floor; towel radiator; recessed spot lighting.

Bedroom 2 9'10 x 9'8 (3.00m x 2.95m)

TV and telephone connection points.

Bathroom 9'8 x 6'1 (2.95m x 1.85m)

Modern suite comprising separate tiled shower cubicle with Aquatherm thermostatically controlled shower unit and wall mounted telephone shower attachment; panelled bath with mixer tap; close coupled wc; semi-pedestal wash hand basin with mono mixer tap; part tiled walls; tiled floor; towel radiator; recessed spot lighting.

Outside

One designated parking space.

Capital / Rateable Value

£105,000. Rates Payable = £1,020.39 per annum (approximately)

Management Charges

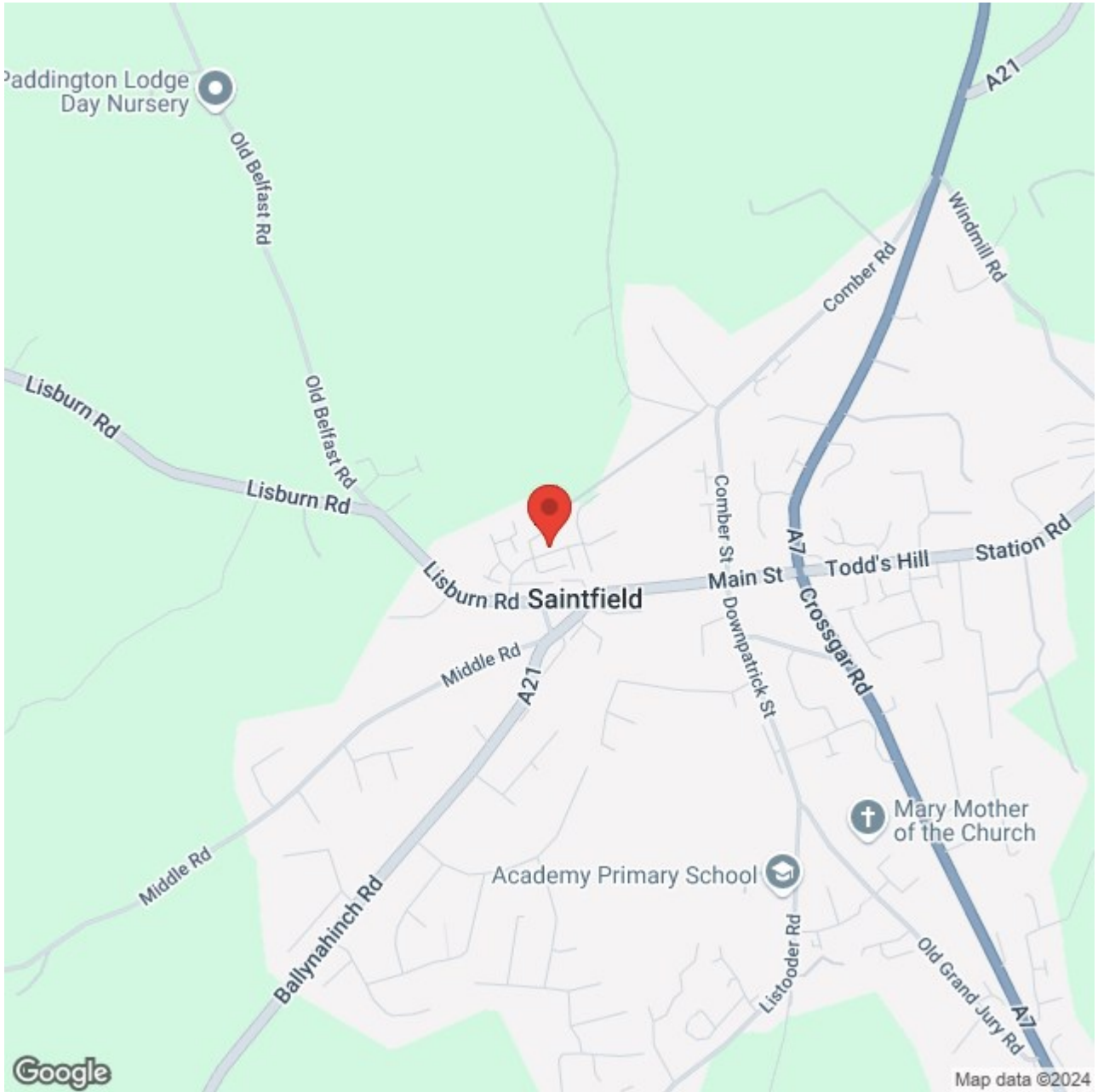
£824 per annum (approximately) - covers maintenance of common areas, building insurance etc.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	79
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Saintfield
 1B Main Street, Saintfield, BT24 7AA
 T 028 97 568300

Comber
 27 Castle Street, Comber, BT23 5DY
 T 028 91 8789596

Tim Martin & Company for themselves and for the vendors of this property have endeavoured to prepare these sales details as accurate and reliable as possible for the guidance of intending purchasers or lessees. These particulars are given for general guidance only and do not constitute any part of an offer or contract. The seller and us as agents, do not make any representation or give any warranty in relation to the property. We would recommend that all information contained in this brochure about the property be verified by yourself or professional advisors. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty will be given as to their condition. All measurements contained within this brochure are approximate. Please contact us prior to viewing the property. If there is any point of particular importance to you we would be pleased to provide additional information or make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.