

**Tim Martin**  
—  
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**Saintfield**  
**BT24 7DU**

**Offers Around**  
**£199,950**

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## SUMMARY

This detached bungalow is perfectly positioned on an elevated site on the edge of the countryside, yet within walking distance to Saintfield village. This property, in need of some modernisation, offers huge potential for those looking to create their dream home in a most desirable location.

The accommodation is flexible and can be tailored to most family's needs. The lounge is situated to the front of the property, while the family room is to the rear and benefits from a Stanley cast iron stove and patio doors leading to the rear garden. The kitchen with dining area is enhanced by the rear porch, ideal for use as a utility room. Two bedrooms and bathroom complete the property.

The gardens surround the property and are laid out in lawns with a south facing patio to the rear – ideal for enjoying long summer evenings. A double detached garage with lofted area provides lots of additional storage.

Saintfield village hosts a range of local boutiques, coffee shops, eateries and excellent primary and secondary schools all of which are within walking distance. Downpatrick, Lisburn and Belfast are all within convenient commuting distance with good public transport links close by, making this the ideal location for those wanting the semi-rural life with convenience!

## FEATURES

- Detached Bungalow in Need of Some Modernisation
- Family Room with Stanley Cast Iron Stove and Separate Lounge
- Kitchen with Dining Area
- Bathroom with Separate WC
- Two Bedrooms
- Double Glazing and Oil Fired Central Heating
- Detached Double Garage with Lofted Area
- Mature Gardens Surrounding the Property with South Facing Patio to Rear
- Within Walking Distance of Saintfield Village
- Good Transport Links to Belfast, Downpatrick and Lisburn

### **Entrance Porch**

Mosaic tiled floor.

### **Entrance Hall**

Oak parquet floor; corniced ceiling; access to roofspace; cupboard with hot water cylinder and immersion heater.

### **Lounge 14'1 x 11'0 (4.29m x 3.35m)**

Hole in the wall fireplace with a granite and marble hearth; corniced ceiling; central ceiling rose; tv aerial connection point.

### **Kitchen / Dining Area 16'9 x 11'3 (5.11m x 3.43m)**

Single drainer stainless steel sink unit with mixer tap; good range of laminate eye and floor level cupboards and drawers with feature display cupboards; formica worktops; integrated Diplomat electric oven; 4 ring ceramic hob with pull-out canopy concealing extractor unit over; Diplomat dishwasher; space for fridge/freezer; part-tiled walls; tiled floor; corniced ceiling.

### **Family Room 14'11 x 10'9 (4.55m x 3.28m)**

Hole in the wall fireplace with Stanley enclosed cast iron stove on a slate hearth; walnut mantle; laminate floor; corniced ceiling; centre ceiling rose; tv aerial connection point; double patio doors to garden.

### **Rear Porch 12'7 x 6'3 (3.84m x 1.91m)**

Ceramic tiled floor; plumbed for washing machine; pine tongue and groove walls to dado rail; pine tongue and groove ceiling; fluorescent light; door to side.

### **Bathroom 6'3 x 5'0 (1.91m x 1.52m)**

White suite comprising, panel bath with mixer taps; Triton electric shower over; pedestal wash hand basin with chrome mono mixer tap; mermaid clad walls; ceramic tiled floor; PVC tongue and groove ceiling.

### **Separate WC 5'9 x 2'10 (1.75m x 0.86m)**

White suite comprising, close coupled wc; mermaid clad walls; PVC tongue and groove ceiling; ceramic tiled floor.

### **Bedroom 1 10'3 x 10'0 (3.12m x 3.05m)**

### **Bedroom 2 14'0 x 10'11 (4.27m x 3.33m)**

Wood laminate floor; corniced ceiling.

### **Outside**

Bitmac to parking at the side of the residence.

### **Double Garage 18'7 x 15'6 (5.66m x 4.72m)**

Twin up and over doors; loft; light and power points.

### **Boiler Housing**

Oil fired boiler; PVC oil storage tank; water tap.

### **Gardens**

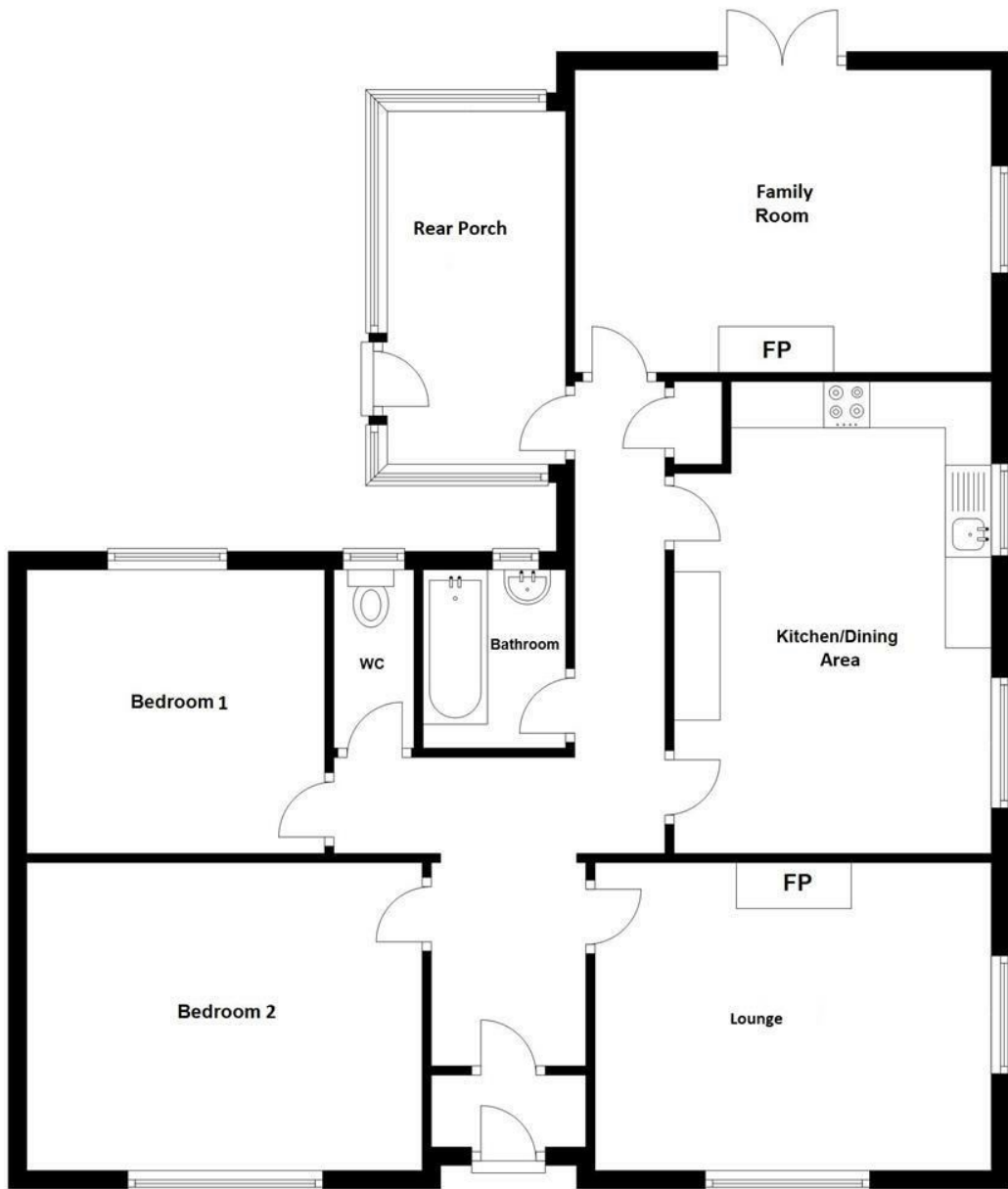
Gardens to front and rear laid out in lawns and planted with a fine selection of ornamental and flowering shrubs and trees including Hydrangea, Flowering Cherry, Palm, Rowan and Apple trees.

### **Capital / Rateable Value**

£165,000. Rates Payable = £1603.47 per annum approximately.

## Ground Floor

Approx. 100.2 sq. metres (1078.3 sq. feet)







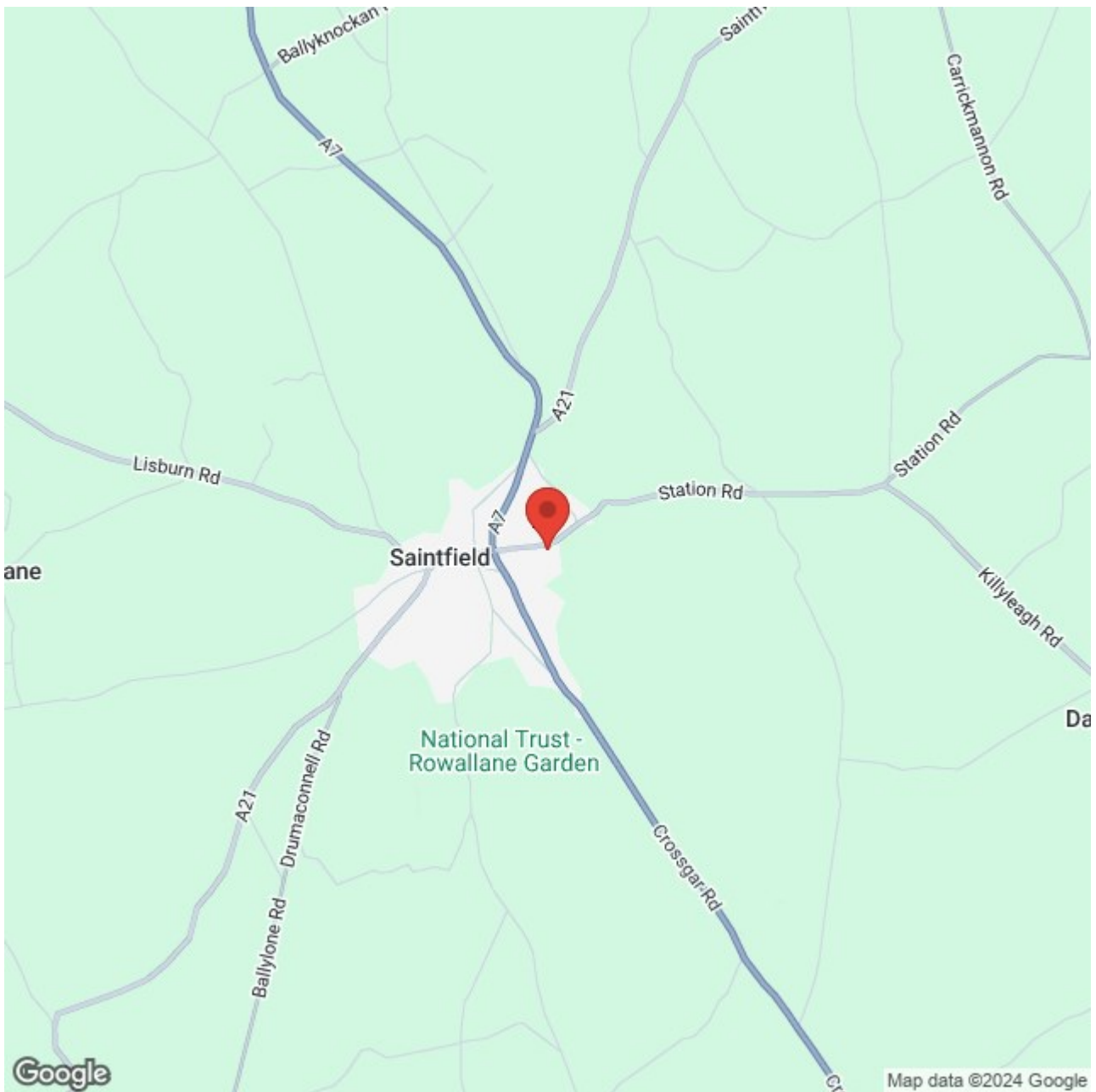












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	49	62
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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