

Tim Martin
.co.uk



12 Killybawn Road
Saintfield
BT24 7JP

Offers Around
£275,000

www.timmartin.co.uk
Telephone 028 97 568300

SUMMARY

Set in a pleasing rural position between Crossgar and Saintfield and enjoying views over the surrounding countryside to the front and rear of the residence, this spacious detached bungalow, with a large detached garage, includes a paddock to the rear.

The accommodation is flexible and can be configured to suit most family needs boasting a generous lounge with open fire, kitchen with dining area leading to the rear garden, three bedrooms and a family bathroom. The property is fitted with oil fired central heating and double glazing in honey oak uPVC frames.

A detached garage with light and power provides ample storage. The spacious gardens to front and rear are laid out in lawn and provide privacy to the property. The paddock is ideal for the grazing of a small pony, sheep or for planting your own market garden.

The property is situated within walking distance of good public transport connecting to schools in Crossgar, Downpatrick, Saintfield and Belfast.

FEATURES

- Spacious Detached Bungalow Enjoying Pleasing Views Over The Surrounding Countryside
- Spacious Lounge and Kitchen / Dining Area
- Three Bedrooms - Two with Built-In Wardrobes
- Family Bathroom
- Fitted With Oil Fired Central Heating & Double Glazing In Honey Oak uPVC Frames
- Large Detached Garage
- Gardens To Front And Rear
- Paddock Ideal For Grazing A Small Pony, Sheep or Creating a Market Garden
- Situated Within Walking Distance Of Good Public Transport

Entrance Porch

Wood laminate floor; corniced ceiling.

Entrance Hall

Corniced ceiling; wood laminate floor.

Lounge 14'6 x 13'3 (4.42m x 4.04m)

Arched and embossed cast iron fireplace on a tiled hearth with a carved pine surround; corniced ceiling; wood laminate floor.

Kitchen 17'10 x 11'11 (5.44m x 3.63m)

Single drainer stainless steel sink unit with mono mixer tap; range of painted finish eye and floor level cupboards and drawers with a feature glass display cupboard; formica worktops; gas and electric range cooker; space for fridge/freezer; ceramic tiled floor; space for washing machine; part tiled walls; tongue and groove ceiling with LED spot lighting.

Rear Porch 6'2 x 5'8 (1.88m x 1.73m)

Ceramic tiled floor; door to rear garden.

Cloakroom 10'7 x 3'3 (3.23m x 0.99m)

Wood laminate floor.

Rear Hall

Hotpress with lagged copper cylinder and Willis type immersion heater.

Bedroom 1 9'11 x 9'10 (3.02m x 3.00m)

Wood laminate floor.

Bedroom 2 10'9 x 9'10 (3.28m x 3.00m)

Wood laminate floor; built-in wardrobe.

Bedroom 3 11'11 x 11'3 (3.63m x 3.43m)

Wood laminate floor; built-in wardrobe.

Bathroom 10'7 x 7'4 (3.23m x 2.24m)

White suite comprising, rectangular shower cubicle with Triton T80 electric shower unit and etched glass shower door; mermaid clad walls; panel bath with telephone shower attachment; pedestal wash hand basin; close coupled wc; ceramic tiled floor and walls; extractor fan.

Gardens

Front gardens laid out in lawns; rear garden laid out in lawns with patio area and garden shed.

Garage 22'7 x 11'2 (6.88m x 3.40m)

Roller door; light and power points; oil storage tank; water tap.

Boiler House

Firebird condensing oil fired boiler.

Paddock

Situated to the rear of the residence.

Capital / Rateable Value

£160,000. Rates Payable = £1544.88 per annum (approximately)

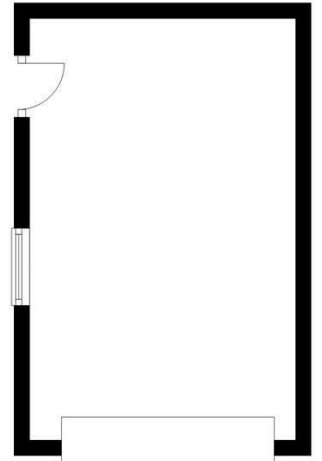
Ground Floor

Approx. 100.5 sq. metres (1081.4 sq. feet)



Garage

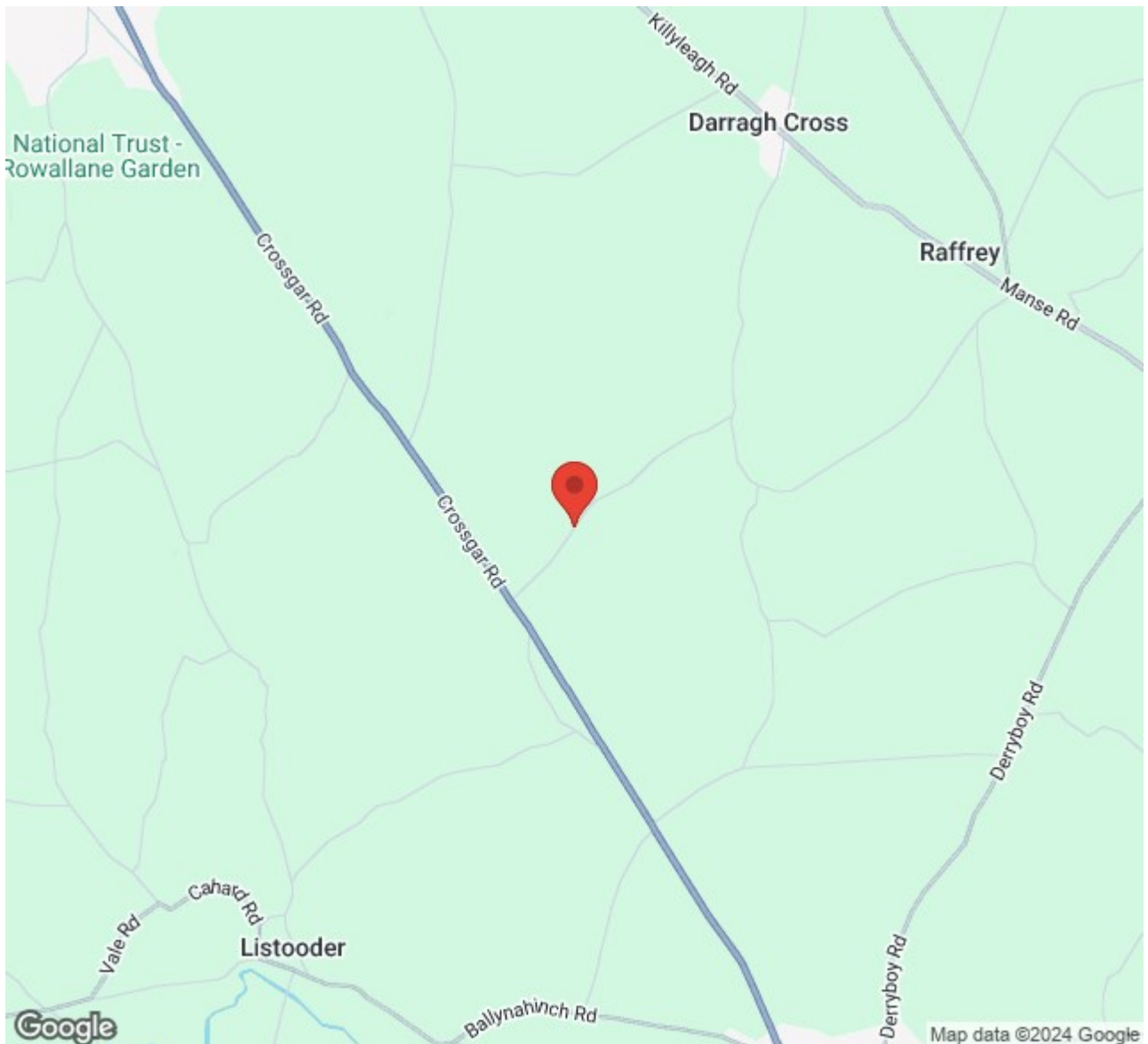
Approx. 18.8 sq. metres (202.7 sq. feet)











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	65
(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.