

Bill McKelvey



76 Main Street Saintfield BT24 7AB
www.billmckelvey.co.uk

Estate Agent
Auctioneer
Property Consultant

FOR SALE

43 Moyra Drive

Saintfield



A spacious semi-detached property offering ample space for a growing family or those needing a home office. Situated in a quiet cul-de-sac with walking distance of The Health Centre, shops and schools and excellent transport links to Belfast and Downpatrick.

5 Bedrooms, 1 with en suite
Kitchen / dining room
Oil fired central heating
UPVC double glazing

T: 028 9751 9996



ACCOMMODATION

Hall

Mahogany effect PVC door with double glazed pane and side panels.

Stairs to first floor with cloak cupboard under.

Telephone point.

Lounge

10'6 x 14 / 3.2 x 4.3m

Wooden floor.

Feature bay window.

Open fire with wooden surround and marble tiled hearth.

TV aerial and telephone points.



Kitchen / dining room

11'1 x 14'6 / 3.4 x 4.5m

Range of high and low level units.

Stainless steel single drainer sink unit with 1½ basins and mixer tap.

Tiled floor to kitchen area and wood effect laminate to dining area.

Telephone point.

Door to rear patio.



Utility room

5'8 x 7'2 / 1.8 x 2.2m

Plumbed for washing machine.

Access to loft.

Door to rear patio.



Bedroom 5

8'8 x 9'2 / 2.7 x 2.8m

Velux style window.

Ceiling spot lights.

En suite

Pedestal wash hand basin and WC.

Shower cubicle with Redring electric shower.

Tiled walls and floor.

PVC panelled ceiling with spot lights.

Extractor fan.



Bedroom 4

12'5 x 8'2 / 3.8 x 2.5

Brass bulls eye ceiling spot lights.

First floor

Hot-press with copper tank and shelving.

Access to loft.

Bathroom

7'10 x 6'7 / 2.4 x 2m max.

Cream suite with pedestal wash hand basin, WC and bath with electric Redring shower over.

Tongue and groove panelled ceiling.

Tiled walls.



Bedroom 1

9'8 x 13'11 / 3 x 4.3m

Range of fitted wardrobes.

Telephone point.

Bedroom 2

11'1 x 7'7 / 3.4 x 2.4m min.

Range of fitted furniture.



Bedroom 3

7'4 x 8'8 / 2.3 x 2.7m max.

Integral wardrobe.

Exterior

Rear garden laid out in lawn.

Paved patio with raised beds.

Outside tap.

PVC oil tank.

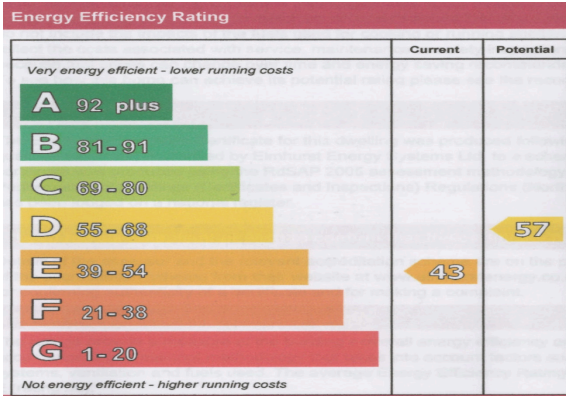
Fully enclosed with fencing and gate to the side.

Lights at front and rear doors.

Front garden laid out in lawn with range of mature trees.

Tarmac driveway with ample parking space.





Price: Offers in the region of £249,500.

Rateable Capital: £125,000.00 (From lpsni.gov.uk).

Rates payable per annum: Approximately £1,215.

Tenure: Believed to be Leasehold. Ground rent £40 per annum.

Viewing: Strictly by appointment with agent.

Directions: Coming into Saintfield on the A7 from Belfast at the crossroads turn right onto Main Street. At the top of the street take the second exit off the roundabout onto Ballynahinch Road. Take the second left into Moyra Drive. No. 43 is on the right near the end of the street. Coming into Saintfield from Ballynahinch Moyra Drive is the second street on the right.

(Please note that we have not tested the services or systems in this property. Buyers should make / commission their own inspections if they feel it is necessary).