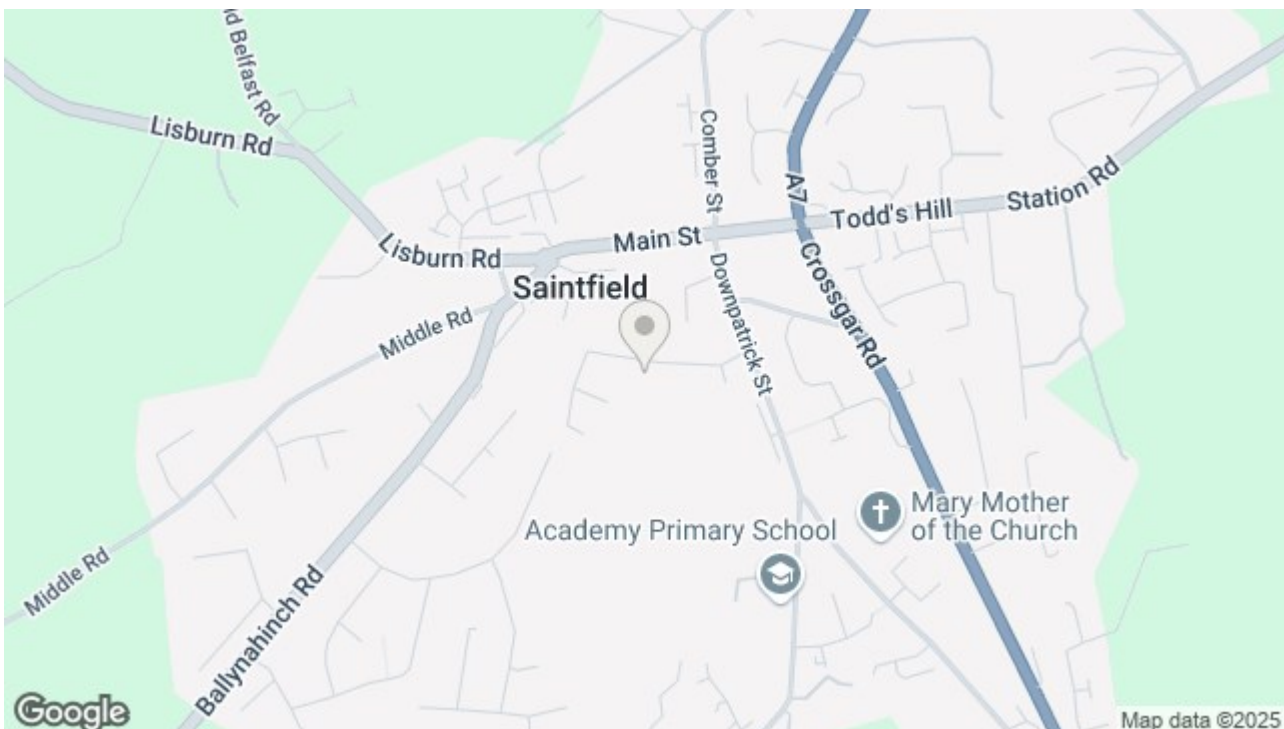




20 FORGE HILL COURT, SAINTFIELD, DOWN, BT24 7LW



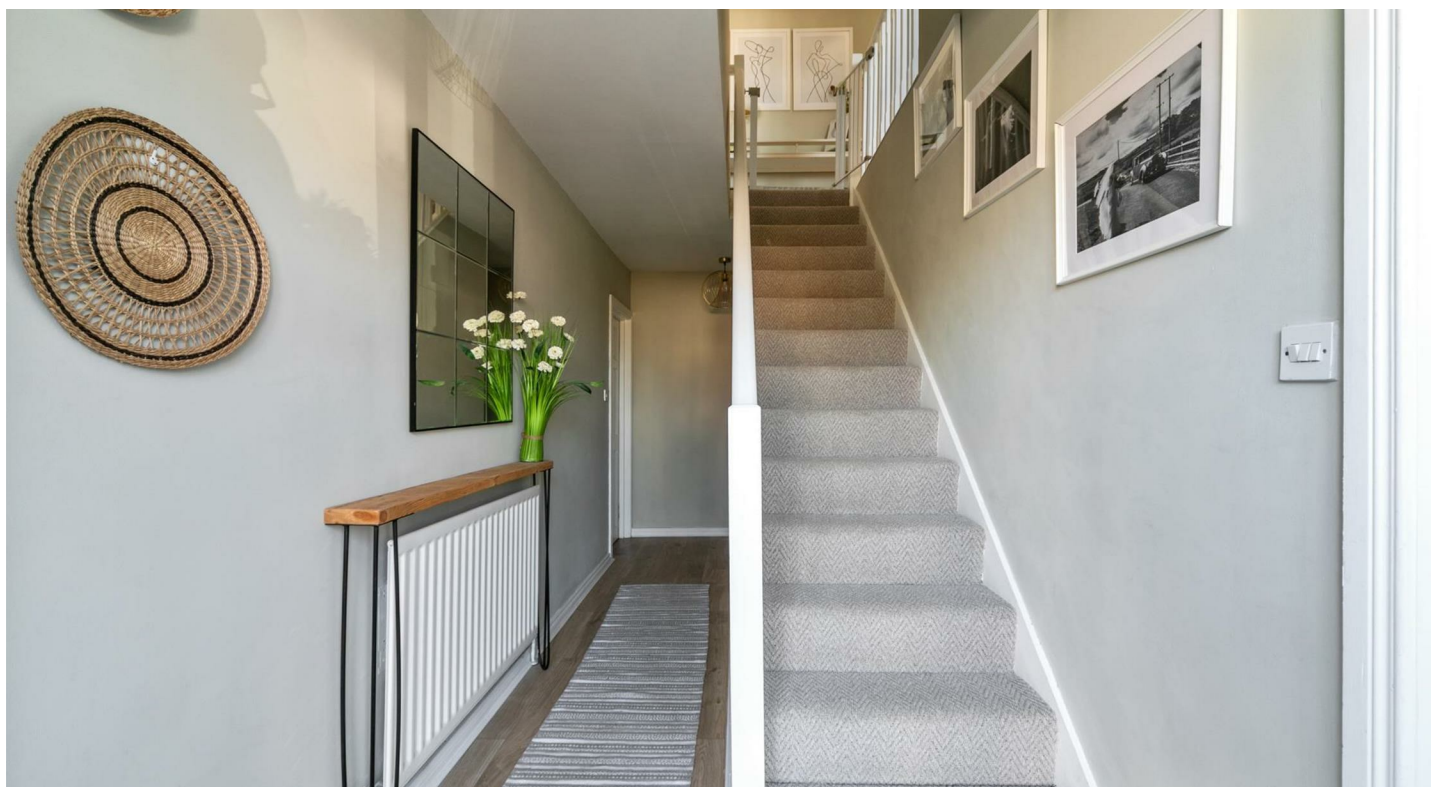
OFFERS AROUND £210,000



Situated in a popular residential development, this attractive semi-detached home is convenient to Saintfield town and the many amenities it has to offer. The property itself has been completely refurbished in recent times leaving little to do for the prospective purchaser but move in and enjoy.

The bright and spacious accommodation is beautifully presented throughout and comprises entrance hall, garage, bedroom, utility room and W/C, and on the first floor living room with feature fireplace, kitchen with dining area, two bedrooms, including master with ensuite and a family bathroom. Outside the property further benefits from an integral garage with ample off street parking and enclosed rear garden with two raised decked areas, ideal for outside entertaining with stunning views over Saintfield.

Property in Saintfield has sold well in recent times and a family home or first time purchase like this must be viewed early to avoid disappointment.



## At a glance:

- Semi Detached Home
- Three Bedrooms incl master with ensuite
- Kitchen with dining; separate utility
- Family bathroom
- Popular and Convenient Location
- Integral Garage
- Living Room
- Downstairs W/C
- Beautifully Presented Throughout

### Entrance Hall

19'1" x 6'7"

Glazed front door and side panel windows into bright entrance hall.

### Bedroom 3

12'4" x 11'2"

Front facing.

### Utility Room

6'0" x 11'2"

Range of low rise units with stainless steel sink and drainer and recess for washing machine and tumble dryer.

### WC

5'0" x 2'6"

White suite encompassing low flush W/C and vanity wash hand basin with tiled splash back.

### Garage

Up and over door. Power and light.

### Landing

5'9" x 12'2"

Access to hot press.

### Living Room

13'8" x 13'1"

Bay window. Fireplace.

### Kitchen

14'11" x 8'10"

Range of high and low rise units with stainless steel sink and drainer. Electric oven. Hob with overhead extractor fan. Tiled floor. Door to rear. Open plan through to dining area;

### Dining Area

9'9" x 8'9"

Rear facing. Tiled floor.

### Bedroom 1

9'10" x 11'1"

Front facing.

### En-suite

6'7" x 4'1"

White suite encompassing vanity wash hand basin and shower. Towel radiator. Tiled walls and floor.

### Bedroom 2

9'9" x 9'10"

Rear facing.

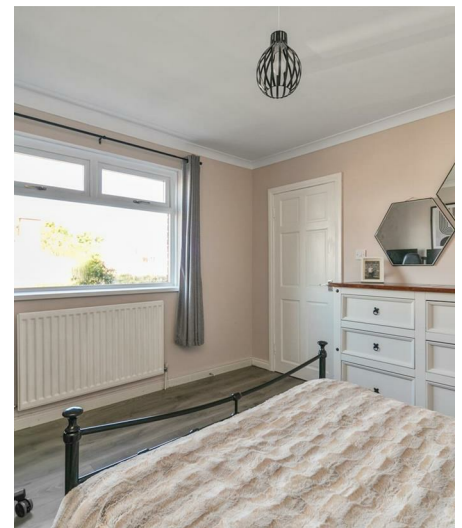
### Bathroom

8'9" x 6'5"

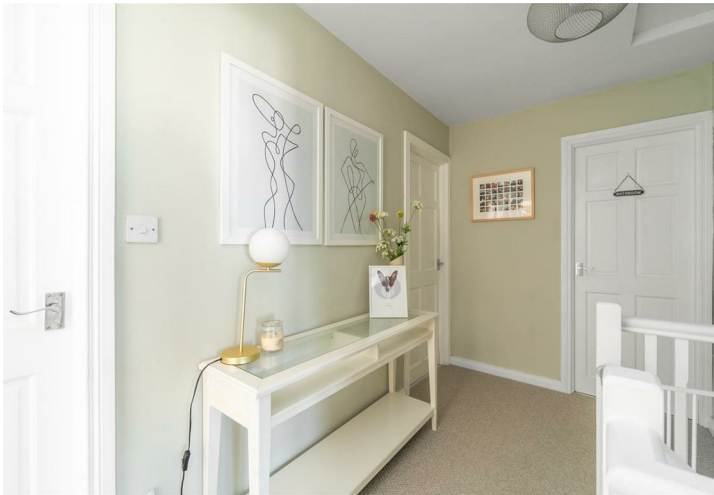
White suite encompassing low flush w/c, vanity wash hand basin and bath with overhead shower.

### Outside

To the front - tarmaced driveway with ample space for off street parking and area



laid in lawn with mature shrubbery. To the rear - enclosed south facing rear garden with tiered levels; area laid in lawn and decked area perfect for outside entertaining with stunning views.











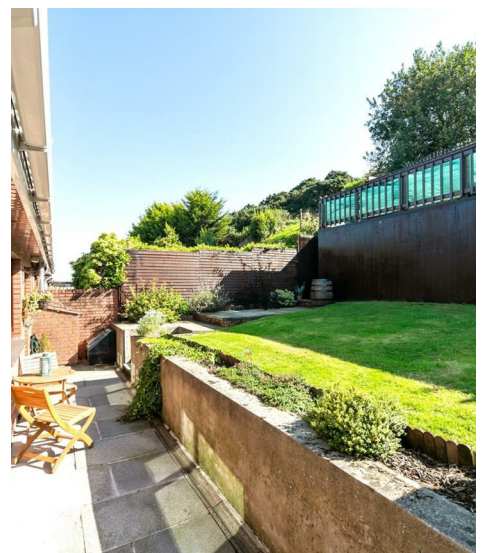








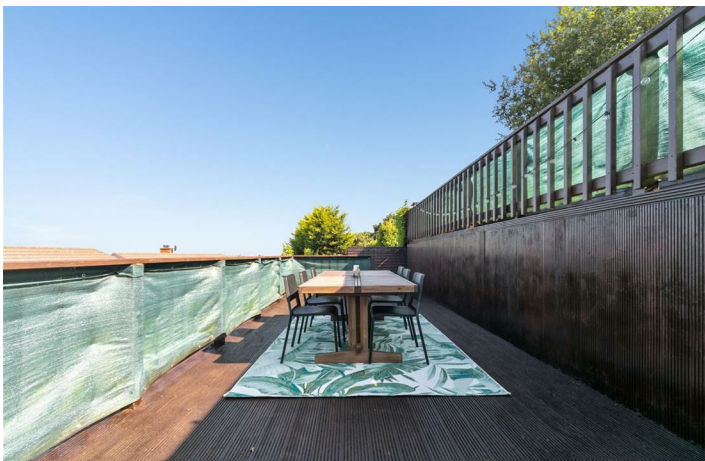








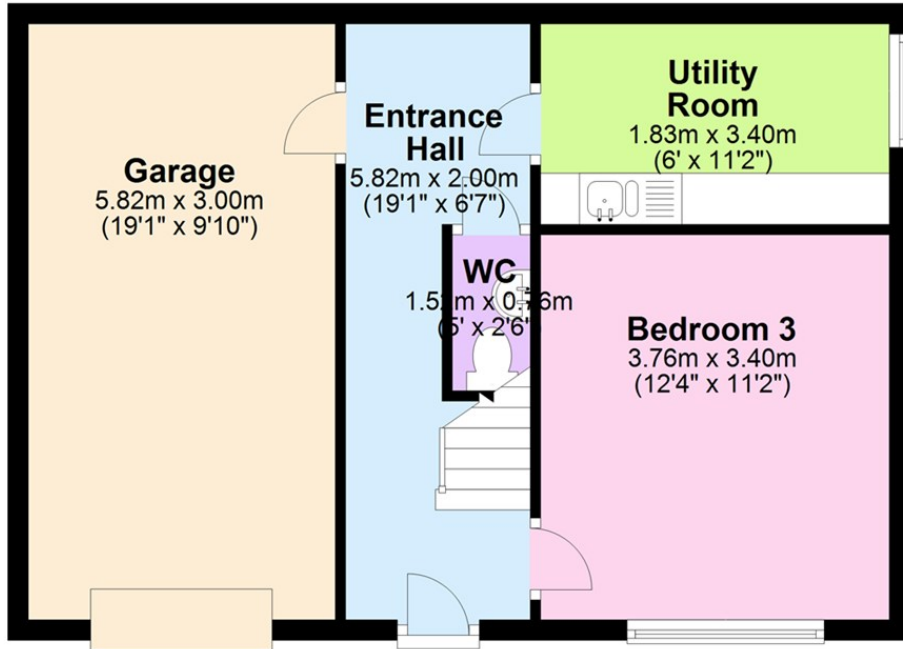




Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		71
(55-68) <b>D</b>	46	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	



## Ground Floor





Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 0289 756 1155.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

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

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