

Bill McKelvey



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Estate Agent
Auctioneer
Property Consultant

FOR SALE

7 Riverdale Lane Saintfield



A prominent country residence on a three acre plot located one mile from the village coffee shops and boutiques. This family home is well maintained and beautifully presented and sits in landscaped gardens. A bus service is nearby to top grammar schools in Downpatrick and Belfast and the beautiful National Trust Rowallane Gardens are within walking distance.

- **3 Reception rooms**
- **4 Bedrooms, one with en suite**
- **Luxury integrated kitchen**
- **Deluxe ground floor shower room and first floor bathroom**
- **Oil fired central heating**
- **Beam vacuum system**
- **Additional 3 acres of land available by separate negotiation**

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ACCOMMODATION

Entrance porch

Victorian mosaic tiled floor.
Corniced ceiling.

Entrance hall

Telephone point.
Stairs to first floor.
Cloak cupboard under stairs.

Sitting room

12' x 11'5 / 3.66 x 3.48m
Modern cast iron fireplace with polished marble hearth and painted wood surround.
Corniced ceiling.
TV aerial point.
Built in glass display cabinets with storage under.



Dining room

18'5 x 11'6 / 5.61 x 3.51m
Polished black marble fireplace and hearth fitted with enclosed multi fuel stove and painted carved wood surround.
Corniced ceiling.
Recessed down lighters.
Double glazed doors to garden room and kitchen.

Kitchen

15'8 x 10'8 / 4.78 x 3.25m
Extensive range of oak eye and floor level units with matching glass display cupboards.
Formica work tops and matching up stand and splash back.
1 ½ tubs single drainer sink unit with chrome swan neck mixer taps.
Integrated Range Master gas and electric range cooker with double ovens, grill, 5 ring gas hob and matching Range Master extractor hood.
Integrated Samsung American style fridge.
Bosh dishwasher.
Skirting vacuum point.
12 volt ceiling spot lights.



Garden room

15'11 x 12'8 / 4.85 x 3.86m
Glazed double and single doors to patio.
Recessed 12 volt spot lights.
TV aerial point.

Laundry room

11'10 x 6'10 / 3.61 x 2.08m max.
Single drainer sink unit with mixer taps.
Range of laminate eye and floor level cupboards.
Plumbing and space for washing machine and tumble drier.
Ceramic tiled floor.

Shower room

11'4 x 5'11 / 3.45 x 1.8m
White suite comprising quadrant shower and steam cubicle with opaque glass panels, multi head thermostatically controlled shower with radio, fitted seat, handles and glass sliding doors.
WC.
Wall mounted wash hand basin with chrome swan neck mixer taps.
Full length bathroom cabinet with mirror door.
Ceramic tiled walls and floor.
Extractor fan.

First floor

Half landing
Linen cupboard.

Principle bedroom

16' x 12'8 / 4.88 x 3.86m
TV aerial connection point.

Dressing room

9'3 x 7'9 / 2.82 x 2.36m
Fully fitted with range of clothes rails, storage shelves and dressing table with nest of three drawers.





En suite

9'5 x 4'10 / 2.87 x 1.47m

White suite comprising shower and steam cubicle with mirrored panels, multi head thermostatically controlled shower, radio, seat, handles, sliding glass doors and panels.

Vanity unit with full size wash hand basin with swan neck mixer taps.

Range of cupboards and drawers under, mirrored fitted shelves, cupboard, vanity lights and shaver socket.

WC.

Extractor fan.

Landing

Beam vacuum point.

Study / Bedroom 2

10'4 x 8'1 / 3.15 x 2.46m

Double built in eye and floor level cupboards, matching drawers, eye level shelves and workstation. Telephone point.

Bedroom 3

11'7 x 10' / 3.53 x 3.05m

TV aerial point.

Bedroom 4

12' x 11'5 / 3.66 x 3.48m

TV aerial point.

Corniced ceiling.

Bathroom

11'4 x 5'11 / 3.45 x 1.8m

White suite comprising sculptured panelled bath with chrome pillar mixer taps and telephone shower attachment, Triton Opal shower over.

Pedestal wash hand basin with chrome swan neck mixer taps.

Mirror with fitted display shelved cupboard.

12 volt lights and shaver socket over.

WC.

Ceramic tiled walls and floor.

Extractor fan.

Hotpress with CO2O pressurised hot water cylinder.

Outside

Gardens to front and rear laid out in lawns intersected with crazy paved path and planted with a selection of shrubs including cotoneaster, berberis, rhododendron, roses and holly trees.

An enclosed flagged patio to the side of the house leads to a matching patio to the rear and beyond into the rear gardens laid down in lawns with a small orchard tucked in one corner.

Shared bitmac lane leading to private decorative drive to parking at front and bitmac drive to graveled yard to the side.

Detached garage

20'6 x 12'1 / 6.25 x 3.68m

Up and over door.

Florescent lights.

Boiler house

8'9 x 4'10 / 2.67 x 1.47m

White suite comprising pedestal wash hand basin with chrome mixer tap.

WC.

Warmflow oil fired boiler.

Beam vacuum system.

Store

9'1 x 6'10 / 2.77m x 2.08m

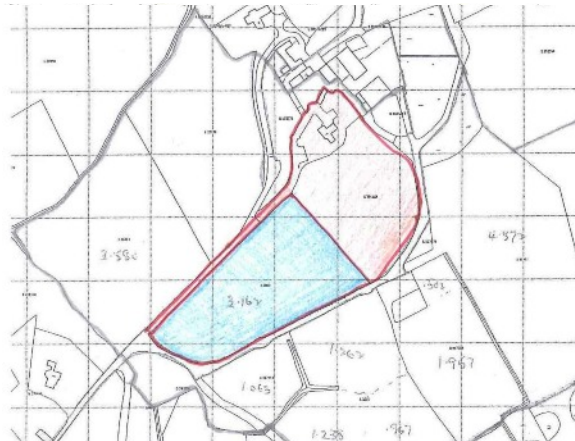
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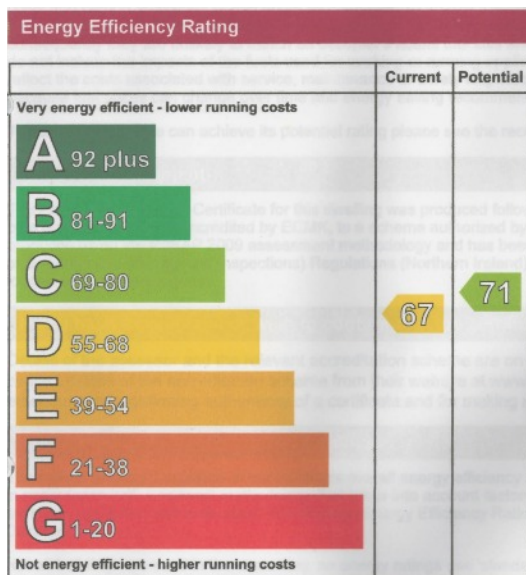
11'7 x 9'1 / 3.53 x 2.77m

Single drainer stainless steel sink unit with Red Ring instant heat 5' electric hot water heater over. Florescent light.

Paddock extending to C. 2.5 acres (marked red on map).

Additional 3 acre field available by separate negotiation (marked blue on the map).





Price: Offers over £365,000

Rateable Capital: £192,000.00 (From Ipsni.gov.uk)

Rates payable per annum: Approximately £1,500

Tenure: Believed to be Freehold.

Viewing: Strictly by appointment through this office.

Directions: From Saintfield take the A7 Crossgar Road. ¼ mile after the speed limit sign turn left into Riverdale Lane. Go along the lane for ¾ mile and the house is in front of you, turn right into the driveway.

(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. The asking price excludes carpet, curtains and blinds).