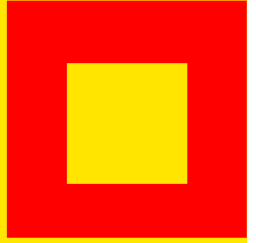


Bill McKelvey



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Estate Agent
Auctioneer
Property Consultant

FOR SALE

11 Rowallane Manor Saintfield



A substantial family home located in this sought after development on the edge of the village a short walk from local amenities and excellent transport links to schools in Downpatrick and Belfast.

- 4 Bedrooms 1 with en suite
- Spacious lounge with fireplace
- Sitting room with patio doors to rear garden
- Kitchen with dining room and utility room off
 - Attached double garage
 - Oil fired central heating
 - UPVC double glazing
 - Security alarm

T: 028 9751 9996



ACCOMMODATION

Hall

Wooden door with glass side panels.
Wired door bell.
Double panel radiator.
Dado rail.

Cloak room

Wash hand basin and WC.
Extractor fan.
Single panel radiator.
Space for hanging coats.

Lounge

12'9 x 20'11 / 3.9 x 6.4m
Feature gas fire with mahogany surround and marble insert and hearth.
TV aerial point.
Picture rail.
2 Double panel radiators.
Dual aspect windows.

Sitting room

11'10 x 11'6 / 3.6 x 3.5m
Sliding patio doors to rear garden with rural views.
Double panel radiator.
TV aerial and telephone points.

Kitchen

15'2 x 11'9 / 4.6 x 3.6m
Excellent range of high and low level cherry units with carved window valance, breakfast bar and integrated appliances including: Creda gas hob, extractor fan, Creda fridge and Europa double oven. Franke stainless steel twin sink unit with single drainer and mixer tap.
Part tiled walls
Wired for wall light.
Double panel radiator.
Arch to:

Dining area

9'5 x 8'8 / 2.9 x 2.7m max.
Double panel radiator.

Utility room

5'8 x 10'11 / 1.8 x 3.3m
Range of cherry units.
Stainless steel single drainer sink unit with mixer tap.
Plumbed for washing machine.
Double panel radiator.
Door to rear garden.
Door to garage.

Garage

18'11 x 19' + 6'5 x 7'3 / 5.7 x 5.8 + 2 x 2.2m
2 Roller doors.
Oil fired heating boiler.





First floor

Staircase with mahogany spindles.
Window.
Dado rail.
Single panel radiator.
Access to loft.
Hotpress with insulated copper tank and shelving.

Bathroom

7'8 x 7'9 / 2.4 x 2.4m
Warm white suite with brass fittings comprising bath with telephone shower attachment, pedestal wash hand basin and WC.
Walls part tiled.
Single panel radiator.
Extractor fan.



Bedroom 1

11'9 x 15'1 / 3.6 x 4.6m
Single panel radiator.
TV aerial point.
Security alarm point.
Rural view.

En suite

Cream suite comprising pedestal wash hand basin, WC and large shower enclosure with decorative glass sliding doors and thermostatic shower.
Part tiled walls.
Single panel radiator.
Extractor fan.



Bedroom 3

11'9 x 11'5 / 3.6 x 3.5m
Single panel radiator.

Bedroom 2

12'7 x 11'6 / 3.9 x 3.5m
Single panel radiator.

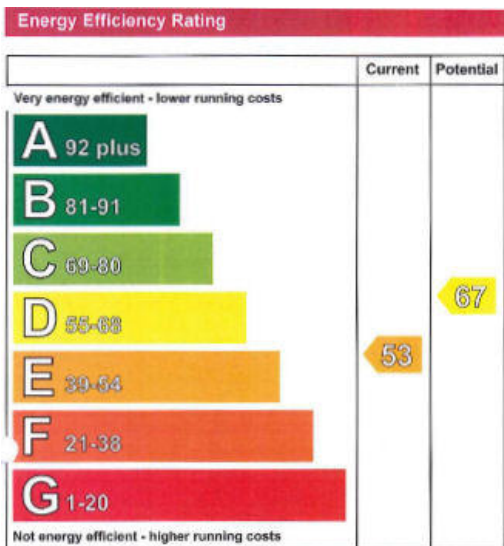
Bedroom 4

8'5 x 8'9 / 2.6 x 2.7m
Single panel radiator.
Fitted wardrobes and drawers.

Outside

Brick paved driveway.
Front garden laid out in lawn with beds of mature shrubs.
Rear garden laid out in lawn.
Paved patio area.
Rear garden fully enclosed with fencing and gates.
PVC oil tank.
Outside tap.
Exterior lights at front and rear doors.





Price: Offers in the region of £260,000

Rateable Capital: £250,000.00 (From lpsni.gov.uk)

Rates payable per annum: Approximately £1,890

Tenure: Believed to be Leasehold, ground rent £70 per annum.

Viewing: Strictly by appointment through this office.

Directions: Coming into Saintfield on the A7 from Belfast go straight through the crossroads onto Crossgar Road. Turn left into Rowallane Manor. Turn into the cul-de-sac on the left and the house is at the end of the street.

(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).