

Bill McKelvey

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Estate Agent
Auctioneer
Property Consultant

FOR SALE

22 Woodrow Gardens Saintfield



A spacious first floor apartment situated a short stroll from the local shops and restaurants and the beautiful National Trust Rowallane Gardens. Excellent transport links to Belfast and Downpatrick are located nearby.

- **Lounge / Dining Room**
- **2 Double bedrooms, 1 with en suite**
- **Oak effect PVC double glazing**
- **Gas fired central heating**
 - **Air filtration system**
 - **Intruder alarm**
- **Secure parking space**

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ACCOMMODATION

Entrance porch

Wooden front door with peep hole.

Dual aspect windows.

Wood effect laminate flooring.

Single panel radiator.

Reception room

23'3 x 11' / 7.1 x 3.4m

Wood effect laminate flooring.

Two double panel radiators.

French doors with Juliet balcony.

Electric fire with beech effect surround and slate hearth.

Phone and TV aerial points.

Inner hallway

Wood effect laminate flooring.

Single panel radiator.

Kitchen

8'8 x 10'9 / 2.7 x 3.3m max.

Range of high and low level beech effect units with under lighting.

Stainless steel Diplomat electric oven and 4 ring gas hob with stainless steel extractor hood over.

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

Plumbed for washing machine and space for tumble dryer and fridge freezer.

Part tiled walls.

Feature wall of glass bricks.

Single panel radiator.





Bathroom

White suite comprising pedestal wash hand basin, WC and bath.

Tiled walls.

Single panel radiator.



Master bedroom

12'6 x 16'2 / 3.8 x 4.9m max.

French doors with Juliet balcony.

Two double panel radiators.



En suite

Shower cubicle, pedestal wash hand basin and WC.

Single panel radiator.

Bedroom 2

12'4 x 9'6 / 3.8 x 2.9m

Hotpress with insulated tank and shelving.

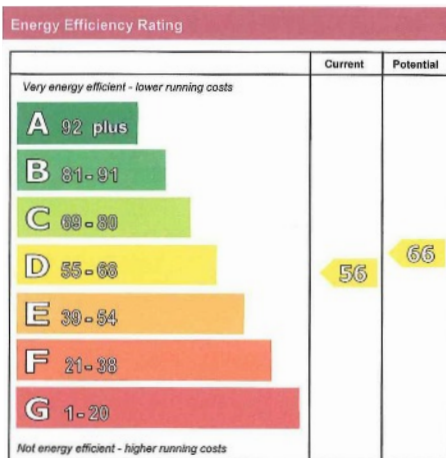
Double panel radiator.



EXTERIOR

Communal garden with grass and decking.

Designated parking space located in a secure communal garage.



Price: Offers in the region of £98,500.

Rateable Capital: £95,000.00 (From Ipsni.gov.uk).

Rates payable per annum: Approximately £804.

Viewing: Strictly by appointment with agent.

Directions: From the Crossroads of the A7 Downpatrick to Belfast Road and Saintfield Main Street, turn into Todd's Hill. Take the second right into Station Mews, continue straight ahead into Woodrow Gardens. At the end on the street turn right. 22 is in the block directly ahead, the front door faces onto Crossgar Road.

(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).