

Bill McKelvey

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Estate Agent
Auctioneer
Property Consultant

FOR SALE

1 Mill Road Saintfield



A most attractive end of terrace town house and the only one of this design in this prestigious modern development. Located just off the main street within walking distance of boutiques and coffee shops and an easy commute to Belfast, Lisburn, Downpatrick and Newtownards.

- **2 Double bedrooms 1 with en suite**
 - **Spacious lounge with fireplace**
- **Kitchen dining room with double doors to rear garden**
- **Contemporary ground floor WC and first floor bathroom**
 - **Oil fired central heating**
- **Double glazed sash windows in wooden frames**
 - **Designated parking space**

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ACCOMMODATION

Entrance hall

Telephone point.
Stairs to first floor.



Lounge

13'11 x 14'6 / 4.2 x 4.5m
Open fire with wooden surround and black granite hearth.
Telephone and TV aerial points.
Recessed ceiling spot lights.
Double panel radiator.
Open plan to:

Kitchen

14'7 x 10'4 / 4.5 3.2m
Excellent range of high and low level walnut effect units with integrated Gorenje appliances including stainless steel microwave, stainless steel oven, ceramic hob with glass and stainless steel extractor hood over, fridge freezer and dishwasher.
Stainless steel single drainer sink unit with 1½ basins and mixer tap.
Plumbed for washing machine.
Tiled floor and part tiled walls.
Recessed ceiling spot lights.
Double doors to rear garden.
TV aerial point.
Double panel radiator.



Cloak room

WC and wash hand basin with chrome towel rail and mixer tap.
Tiled floor.
Single panel radiator.





First floor

Bathroom

6'3 x 6'11 / 1.9 x 2.1m

Bath with centre fill mixer tap and shower over with glass screen.

Floating wash hand basin with mixer tap.

WC.

Tiled floor and part tiled walls.

Heated towel rail.

Spot lights.

Extractor fan.

Master bedroom

13'11 x 14'8 / 4.2 x 4.5m

Recessed ceiling spot lights.

Double panel radiator.

Access to loft.

En suite

Corner shower unit, wash hand basin with mixer tap and WC.

Heated towel rail.

Recessed ceiling spot lights.

Extractor fan.

Tiled floor.

Hotpress

Ariston tank and shelving.

Bedroom 2

10'5 x 11'7 / 3.2 x 3.6m max.

Double panel radiator.

Outside

Front garden laid out in lawn.

Brick paved path to front door.

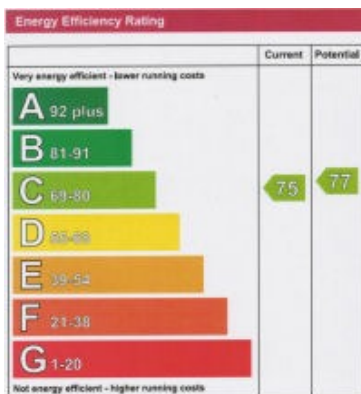
Exterior lights at front and rear doors.

Rear garden laid out in lawn with gate to rear parking area.

Outside tap.

PVC oil tank and enclosed boiler.





Price: Offers over £129,950.

Rateable Capital: £120,000.00 (From Ipsni.gov.uk).

Rates payable per annum: Approximately £944.

Tenure: Believed to be Freehold.

Maintenance Fee: £42 per quarter (covers maintenance of common areas).

Viewing: Strictly by appointment through this office.

Directions: Coming into Saintfield on the A7 from Belfast at the crossroads turn right onto Main Street. At the roundabout take the 3rd exit onto Lisburn Road. Turn right into Saintfield Mill which becomes Mill Road. No. 1 is on the right. Coming into Saintfield from Lisburn Saintfield Mill is the first development on the left.

(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).