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Estate Agent
Auctioneer
Property Consultant

FOR SALE

16 Oak Lands Court Darragh Cross



This attractive semi-detached chalet has recently been painted and carpeted and is chain free for an easy purchase. Darragh Cross is an ever popular hamlet benefiting from an excellent bar/restaurant, shop and primary school. The villages of Saintfield, Ballygowan and Crossgar are all a five minute drive away.

- **3 Bedrooms**
- **Lounge with fireplace and bay window**
 - **Enclosed rear garden**
 - **Oil fired central heating**
 - **UPVC double glazing**

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ACCOMMODATION

Entrance hall

Oak flooring.
Wooden front door with glass panes and glass side panels.
Ceiling spot lights.
Stairs to first floor with under stair cupboard.
Single panel radiator.
Telephone point.

Lounge

13'7 x 16'8 / 4.2 x 5.12m into bay.
Oak flooring
Fireplace with electric fire.
TV aerial point.
Double panel radiator.
Ceiling rose and cornice.

Kitchen

10'2 x 10' / 3.1 x 3m
Range of high and low level beech effect units.
Integral stainless steel oven, 4 ring hob, extractor and fridge freezer.
Stainless steel single drainer sink unit with 1 ½ bowls and mixer tap.
Plumbed for washing machine.
Ceiling spot lights.
Tiled floor.
Part tiled walls.
Double glazed wooden door to rear garden.

Dining room

9' x 12'1 / 2.7 x 3.7m
Oak flooring.
Single panel radiator.
Ceiling rose and cornice.
Double glazed patio doors to rear garden.





First floor

Spacious landing with window.
Access to loft.
Telephone point.

Bathroom

White suite comprising WC, pedestal wash hand basin with mixer tap, bath with mixer tap and Mira Sport electric shower over.
Tiled floor.
Part tiled walls.
Extractor fan.
Double panel radiator.
Hot press.



Bedroom 1

9'6 x 13'3 / 2.9 x 4m max.
Oak flooring.
Single panel radiator.
Integral wardrobes.
Dormer window.



Bedroom 3

9'9 x 10'7 / 3 x 3.3m max.
Dormer window.
Oak flooring.
Integral wardrobe.
Single panel radiator.

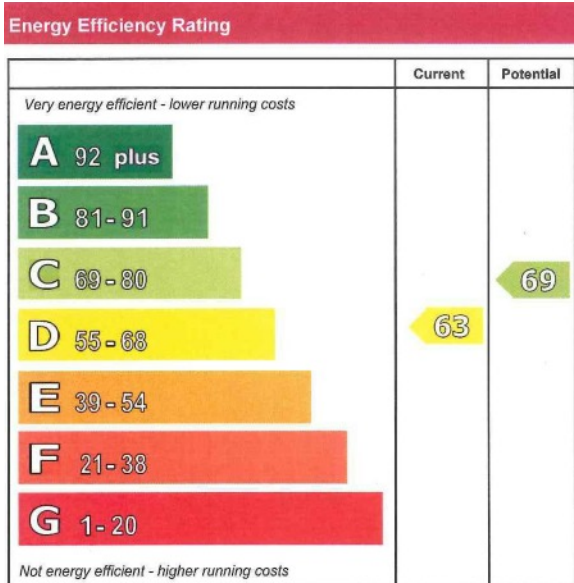


Bedroom 2

7'6 x 13'11 / 2.3 x 4.2m
Single panel radiator.

Exterior

Tarmac driveway with space to park two cars.
Pebbled front garden.
Paved patio area to the rear.
Lawn.
Fully enclosed with fence and gate.



Price: Offers in the region of £125,000.

Rateable Capital: £90,000.00 (From Ipsni.gov.uk)

Rates payable per annum: Approximately £708

Tenure: Believed to be Freehold.

Viewing: Strictly by appointment through this office.

Directions: At the crossroads turn into Darragh Road. Turn left into Oak Lands. Turn right into Oak Lands Court. The house is 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).