

# Bill McKelvey

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Estate Agent  
Auctioneer  
Property Consultant

## FOR SALE

### 5 Saintfield Mill Saintfield



Located just off the main street within easy reach of local boutiques and coffee shops this ground floor apartment has been finished to a good standard with high ceilings and sliding sash windows in keeping with the character of this historic village.

- **2 Double bedrooms 1 with en suite**
- **Lounge open plan to kitchen dining room**
  - **Gas fired central heating**
  - **Double glazed sash windows**
  - **Designated parking space**
    - **Chain free**
- **Ideal for first time buyer or investor**
- **All furniture available by separate negotiation**

## T: 028 9751 9996

## **ACCOMMODATION**

### **Lounge**

14'2 x 10'7 / 4.3 x 3.3m

Front door with peep hole and fan light over.

Two double panel radiators.

Ceiling spot lights.

TV aerial and telephone points.

Wired door bell and smoke alarm.

Open plan to:



### **Kitchen / dining area**

8'8 x 10'4 / 2.7 x 3.2m

Excellent range of high and low level shaker style units with integrated Gorenje appliances including; stainless steel double oven, gas hob, glass and stainless steel extractor hood, washer/dryer, dishwasher and fridge freezer.

Tiled floor and part tiled walls.

Ceiling spot lights.



### **Rear hall**

Single panel radiator.

Video phone intercom.

Storage cupboard.

Smoke alarm.

Door to rear stairwell and parking area.





**Bathroom**

Bath with mixer tap, floating wash hand basin with mixer tap, WC and shower cubicle.

Heated towel rail.

Tiled floor and part tiled walls.

Ceiling spot lights.

Extractor fan.



**Bedroom 1**

14' x 9'4 / 4.3 x 2.9m

Double panel radiator.

Ceiling spot lights.

Phone and TV points.

**En suite**

Shower cubicle, WC and floating wash hand basin with mixer tap.

Tiled floor and part tiled walls.

Extractor fan.

Heated towel rail.

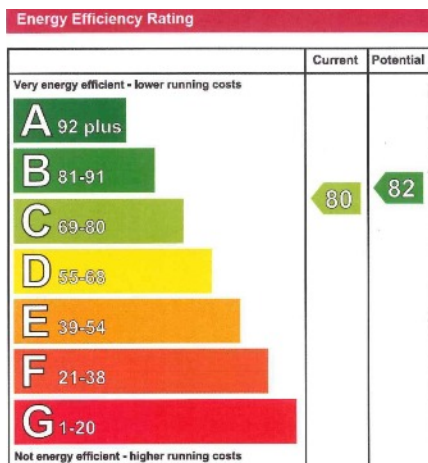


**Bedroom 2**

11'9 x 9'7 / 3.6 x 3m

Double panel radiator.

Phone and TV points.



**Price:** Offers in the region of £90,000

**Rateable Capital:** £75,000.00 (From Ipsni.gov.uk)

**Rates payable per annum:** Approximately £550.00

**Tenure:** Believed to be Leasehold.

**Maintenance Fee:** £147 a quarter (includes building insurance, window cleaning, grass cutting and exterior maintenance).

**Viewing:** Strictly by appointment through this office.

**Directions:** Coming into Saintfield on the A7 from Belfast at the crossroads turn right into Main Street. At the roundabout take Lisburn Road and Saintfield Mill is on the right. Parking is to the rear. Coming into Saintfield from Lisburn Saintfield Mill 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).*