

Bill McKelvey

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Estate Agent
Auctioneer
Property Consultant

FOR SALE

11 Linden Close Saintfield



Rarely do houses in this sought after area come to the market for sale and this property is sure to attract much interest. Offering a fantastic opportunity this bungalow is in need of modernisation and is realistically priced to allow any new owners the chance to transform this into the home of their dreams. This spacious bungalow benefits from a mature south facing rear garden which backs onto open countryside. The village coffee shops and boutiques are within easy walking distance with excellent transport links nearby for schools in Belfast and Downpatrick.

- **5 Bedrooms 1 with en suite**
 - **2 Reception rooms**
 - **Detached double garage**
 - **Oil fired central heating**
 - **PVC double glazing**
- **Private rear garden overlooking countryside**

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ACCOMMODATION

Entrance hall

Mahogany effect PVC front door with glass panes and glass side panels.
Corniced ceiling.
Wood effect laminate flooring.
Double panel radiator.
Telephone point.

Hallway

Wood effect laminate flooring.
Hotpress.
Walk in cloak cupboard.
Access to loft.
Double panel radiator.



Lounge

14'8 x 26'10 / 4.5 x 8.2m
Triple aspect windows including bay window overlooking rear garden and countryside.
Stone fireplace and open fire with Baxi boiler.
TV aerial point.
Two double panel radiators.
Corniced ceiling.

Dining room

12'11 x 12'11 / 4 x 4m max.
Bay window over looking front garden.
Double panel radiator.



Kitchen

9'8 x 12'11 / 3 x 4m
Range of high and low level units with maple doors. Dresser style wall unit with glass display cabinets.
Granite work tops.
Stainless steel single drainer sink unit with 1½ basins and mixer tap.
Stainless steel double oven.
4 ring ceramic hob.
Space for microwave.
Plumbed for washing machine and dishwasher.
Tiled floor and part tiled walls.
Single panel radiator.

Rear porch

Tiled floor.
Storage cupboards.
White UVPC door with glass pane leading to rear garden.



Utility room

Stainless steel single drainer sink unit.
Range of high and low level units.
Plumbed for washing machine.

WC

WC and wash hand basin.



Bathroom

Bath with mixer tap and shower attachment.
Large shower enclosure with Mira Event electric shower.
Wash hand basin with mixer tap and cupboards below.
Matching floating wall cupboard.
WC.
Heated towel rail.
PVC tongue and groove ceiling.
Tiled walls and floor.
Extractor fan.

Bedroom 5

8'10 x 11'6 / 2.7 x 3.5m max.
Single panel radiator.
Telephone point.



Bedroom 4

9' x 9'10 / 2.7 x 3m
Single panel radiator.
Views over the back garden and countryside.

Master bedroom

11'6 x 11'6 / 3.5 x 3.5m max.
Integral wardrobes.
Single panel radiator.
Telephone point.

En suite

Corner shower cubicle with Mira Sport electric shower.
WC.
Pedestal wash hand basin.
Ceiling spot lights.



Bedroom 2

11'8 x 11'6 / 3.6 x 3.5m min.
Integral wardrobes.
Single panel radiator.

Bedroom 3

11'8 x 9'9 / 3.6 x 3m min.
Integral wardrobes.
Single panel radiator.
Polished floor boards.

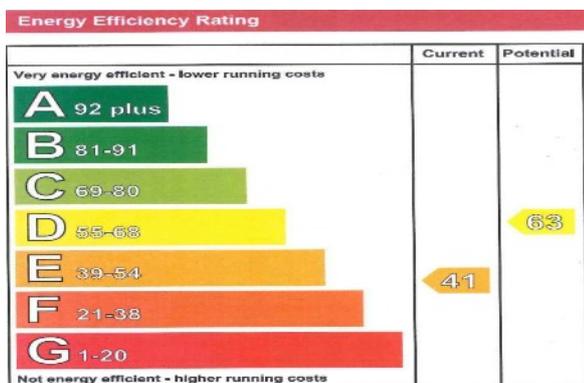
Exterior

Double garage

18'2 x 20'10 / 5.5 x 6.4m max.
Two up and over doors and side pedestrian door.
Rear window.
Central heating boiler.
WC.

Front garden laid out in lawn with excellent range of mature plants.
Tarmac driveway to the side and parking and turning area to the rear.
Exterior lights at front, rear and garage doors.
PVC oil tank.
South facing rear garden laid out in lawn and bounded by mature trees.
Lovely views over the rolling countryside.





Price: Offers in the region of £225,000

Rateable Capital: £225,000.00 (From Ipsni.gov.uk)

Rates payable per annum: Approximately £1,841.

Tenure: Believed to be Leasehold, ground rent £45 per annum.

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 Ballynahinch Road. Linden Close is the last street on the left. No. 11 is near the end of the street on the right.

(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).