

# Bill McKelvey

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Estate Agent  
Auctioneer  
Property Consultant

## FOR SALE

### 4 Meadowvale Saintfield



Located just off the Ballynahinch Road within walking distance of the village amenities Meadowvale is a popular area for young families and this semi-detached home is sure to attract much interest.

- 3 Bedrooms
- Lounge with bay window and fire place
  - Kitchen / dining room
  - Attached garage
  - PVC double glazing
- Oil fired central heating
  - Security alarm
- Recently painted and carpeted

## T: 028 9751 9996

## **ACCOMMODATION**

### **Hall**

Mahogany effect PVC front door with decorative glass panes and glass side panel.

Cherry wood flooring.

Single panel radiator.

Stairs to first floor with storage cupboard under.

Telephone point.

Glass panel door to kitchen and double glass panelled doors to:

### **Lounge**

11'7 x 14'11 / 3.6 x 4.5m

Feature cast iron fire place with mahogany surround, slate tiled hearth and back boiler.

Bay window.

Cherry wood flooring.

Double panel radiator.

TV aerial point.

### **Kitchen / dining room**

17'10 x 11'3 / 5.5 x 3.4m

Range of high and low level units with oak doors.

Breakfast bar.

Stainless steel single drainer sink unit with mixer tap.

Plumbed for washing machine.

Tiled floor and part tiled walls.

Ample space for dining table or family sitting area.

Double panel radiator.

Patio doors to rear garden.

### **First floor**

Access to loft.

### **Bathroom**

Vanity sink unit with mixer tap and storage cupboard under.

Bath with Redring expressions 500 electric shower over and decorative glass screen.

WC.

Tiled floor and part tiled walls.

Hotpress.

Shaver socket.

Single panel radiator.





## Bedroom 1

9'9 x 11'8 / 3 x 3.6m

Dormer window.

Integral wardrobes.

Single panel radiator.



## Bedroom 2

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

2 Velux type windows.

Single panel radiator.

Half panelled tongue and groove walls.



## Bedroom 3

7'8 x 11'8 / 2.4 x 3.6m max.

Varnished floor boards.

Velux type window.

Single panel radiator.



## Exterior

Front garden laid out in lawn with mature plants and trees.

Tarmac drive way leading to:

## Attached single garage

9'6 x 12'9 / 2.9 x 3.9 m

Roller door and door to:

## Workshop

9'6 x 8'11 / 2.9 x 2.7m

Window.

Power and light.

Rear garden laid out in paving slabs and bounded by fencing.

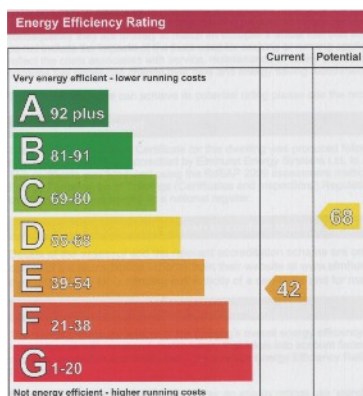
Small wooden shed.

PVC oil tank.

Boiler house.

Outside tap.

Exterior lights at front, rear and garage doors.



**Price:** Offers in the region of £130,000.

**Ratable capital:** £120,000.00 (From lpsni.gov.uk)

**Rates payable per annum:** Approximately £982.

**Tenure:** Believed to be Leasehold, ground rent £50 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 the first exit onto Ballynahinch Road and Meadowvale is the first development on the left. Turn into the street on the left and No. 4 is the 2nd house.

*(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).*