

# Bill McKelvey

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Estate Agent  
Auctioneer  
Property Consultant

## FOR SALE

### 33 Woodrow Gardens Saintfield



Occupying a prime location within the ever popular Woodrow Gardens development, this well appointed and spacious first floor apartment is situated a short stroll from the local shops and restaurants and the beautiful National Trust Rowallane Gardens. Excellent transport links to Belfast and Downpatrick are located nearby.

- **Lounge / Dining Room with pleasant view**
- **2 Double bedrooms, 1 with en suite**
- **Oak effect PVC double glazing**
  - **Gas fired central heating**
  - **Air filtration system**
    - **Security alarm**
- **Designated parking space**
  - **Communal garden**

## T: 028 9751 9996

## **ACCOMMODATION**

### **Entrance porch**

Oak effect UPVC front door with decorative glass panel.

Dual aspect windows.

Wood Strip flooring.

Single panel radiator.

### **Reception room**

23'1 x 11' / 7 x 3.4m

Maple strip flooring.

Two double panel radiators.

Phone and TV aerial points.

Low level storage cupboard.

### **Inner hallway**

Wood effect laminate flooring.

Single panel radiator.

### **Kitchen**

10'5 x 9'9 / 3.2 x 3m

Range of maple high and low level units.

Peninsula breakfast bar.

Circular recessed stainless steel sink unit with mono mixer tap with extending shower head and matching stainless steel drainer.

Integrated Baumatic electric oven and 5 ring gas hob with stainless steel extractor hood over.

Integrated Baumatic fridge freezer, Bosch washing machine and dishwasher.

Opaque glass mosaic wall tiles.





## Bathroom

White suite comprising floating wash hand basin with chrome mono mixer tap, WC and bath with chrome mono mixer tap and telephone shower attachment.

Mosaic tiled walls and ceramic tiled floor.

Single panel radiator.



## Bedroom 1

15'10 x 12'6 / 4.8 x 3.8m

French doors with Juliet balcony.

Double panel radiator.

Wood effect laminate flooring.

Built in cupboard.

TV aerial point.



## En suite

Shower cubicle with quadrant shower, pedestal wash hand basin and WC.

Single panel radiator.

Wall tiling to shower and floor tiling.

Single panel radiator.

## Bedroom 2

11'11 x 9'6 / 3.7m x 2.9m

Built-in wardrobe.

Double panel radiator.

TV aerial point.



## EXTERIOR

Designated parking space.

Communal lawned garden.

Paved and fenced waste bin area.



**Price:** Offers in the region of £114,950.

**Rateable Capital:** £95,000.00 (From Ipsni.gov.uk).

**Rates payable per annum:** Approximately £800.

**Maintenance Fee:** £800 per annum. (Includes building insurance, window cleaning, maintenance of communal gardens and planting, communal lighting and exterior maintenance).

**Viewing:** Strictly by appointment with agent.

**Directions:** From the Crossroads of the A7 Downpatrick to Belfast Road and Saintfield Main Street, turn into Todd's Hill. Take the second right into Station Mews, continue straight ahead into Woodrow Gardens. At the end on the street turn right. At the end of this street turn left and the apartment 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).*