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Estate Agent
Auctioneer
Property Consultant

FOR SALE

8 Woodrow Gardens Saintfield



An impressive three story townhouse that has recently been redecorated and converted to Phoenix gas. The property is chain free and is ready for immediate occupation. This spacious property offers a flexible layout and could provide many options for working from home. Located in a popular development a short walk from the village coffee shops and boutiques and within an easy commute of Belfast and Lisburn.

- **3 Double bedrooms 1 with en suite bathroom**
- **Lounge / dining room with double height ceiling and gallery landing**
 - **Integral garage**
 - **Beam vacuum system**
- **Recently refurbished ventilation system**
 - **Natural gas central heating**
 - **Oak effect UPVC double glazing**

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ACCOMMODATION

Entrance hall

Oak effect UPVC front door with decorative glass pane.
Wood effect laminate flooring.
Single panel radiator.
Security alarm panel.

Shower room

Shower cubicle.
WC.
Wash hand basin with mixer tap.
Single panel radiator.



Bedroom 3

10'10 x 11' / 3.3 x 3.4m max.
Patio doors to rear garden.
Double panel radiator.
Wood effect laminate flooring.

Bedroom 2

11'4 x 11' / 3.5 x 3.4m max.
Double panel radiator.
Wood effect laminate flooring.

First floor

Reception room

Sitting area

14' x 10'9 / 4.3 x 3.3m
Double height ceiling and feature double height arched window.
Oak flooring.
Electric fire with cast iron insert and wooden surround.
Two double panel radiators.
TV aerial and telephone points.
Wired for wall lights.
Open plan to :

Dining area

7'7 x 12'2 / 2.3 x 3.7m
Two double panel radiators.



Kitchen

15'10 x 10'6 / 4.8 x 3.2m
Excellent range of high and low level units with maple doors and feature curved breakfast bar.
Integral appliances including a new 4 ring gas hob, Baumatic double oven, stainless steel curved extractor hood, Baumatic fridge freezer and Norde Mende dish washer.
Stainless steel single drainer sink unit with 1½ basins and mixer tap.
Stainless steel splash back.
Double panel radiator.





Utility room

Range of high and low level units with maple doors.
Stainless steel single drainer sink unit with mixer tap.
Stainless steel splash back.
Norde Mende washer/dryer.

Second floor

Study area

11'10 x 7'2 / 3.7 x 2.2m min.
Gallery overlooking reception room.
Double panel radiator.
Access to loft.

Bedroom 1

11'4 x 17'5 / 3.5 x 5.3m
Integral wardrobe.
Double panel radiator.
New carpet and blinds.

En suite

Corner bath with shower over.
WC.
Pedestal wash hand basin with mixer tap.
Single panel radiator.



Garage

11'4 x 18' / 3.5 x 5.5m
Electric up and over door.
Vaillant gas boiler.
Beam vacuum system.

Outside

Small lawn to the front with brick paved driveway.
Rear garden laid out in decorative pebbles with wooden decking.
Surrounded by mature shrubs.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	68 D
39-54	E		
21-38	F		
1-20	G		

Price: Offers in the region of £163,000.

Rateable Capital: £130,000.00 (From lpsni.gov.uk)

Rates payable per annum: Approximately £1,123.

Tenure: Believed to be Freehold.

Maintenance Fee: £375 every 6 months (includes building insurance, window cleaning, grass cutting and exterior maintenance).

Viewing: Strictly by appointment with agent.

Directions: Coming into Saintfield on the A7 from Belfast at the crossroads turn left into Todds Hill. Take the second right into Woodrow Gardens. At the end of the street turn right and Number 8 is 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).