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Estate Agent
Auctioneer
Property Consultant

FOR SALE

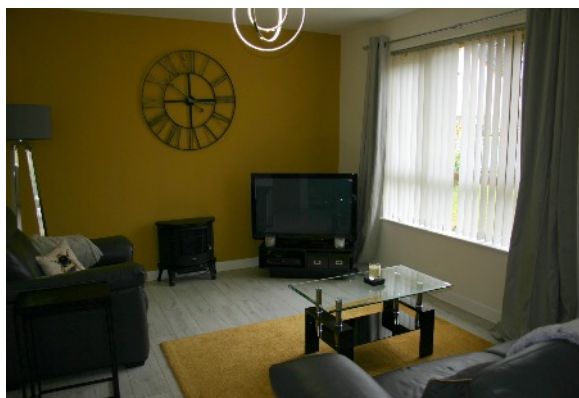
66 Woodrow Gardens Saintfield



A beautifully presented and spacious ground floor apartment situated a short stroll from the local boutiques and coffee shops and the beautiful National Trust Rowallane Garden. Excellent transport links to Belfast and Downpatrick are also located nearby.

- **Lounge / Dining Room**
- **2 Double bedrooms, 1 with en suite**
- **Oak effect PVC double glazing**
- **Mains gas under floor heating**
 - **Air filtration system**
 - **Intruder alarm**
- **Designated parking space**

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ACCOMMODATION

Entrance porch

5'5 x 7'2 / 1.7 x 2.8m

Oak effect UPVC entrance door with decorative glass panel.

Side window.

Tiled floor.

Double French doors to:

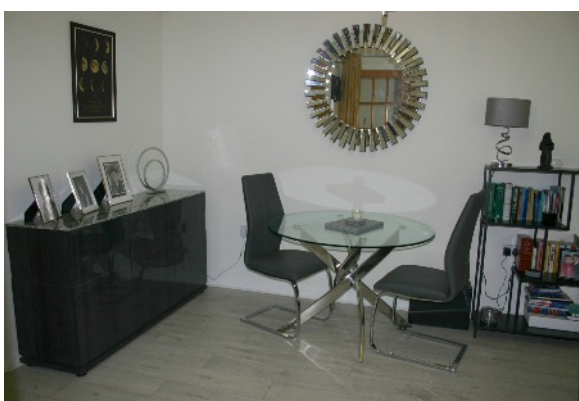
Lounge / dining room

22'11 x 10'11 / 7 x 3.3m

Grey Woodpecker Coconut bleached oak effect laminate flooring.

Phone and satellite TV sockets.

Cloak cupboard.



Inner hall

Grey oak effect laminate flooring.

Kitchen

10'3 x 9'9 / 3.1 x 3m max.

Range of high and low level beech effect units with under lighting.

Integral appliances including double electric oven, gas hob, extractor fan, washing machine and fridge freezer.

Worcester gas boiler, recently installed.

Stainless steel single drainer sink unit.

Tiled floor.

Walls part tiled.





Bathroom

6'3 x 5'6 / 1.9 x 1.7m

Bath with rain head shower over plus handheld shower.

WC and pedestal wash hand basin with mixer tap.

Fully tiled walls and floor.

Stainless steel heated towel rail.



Bedroom 1

12'5 x 16'2 / 3.8 x 4.9m max.

French doors to rear garden.

Integral wardrobe.



En suite

WC and wash hand basin with vanity unit.

Tiled floor.

Part tiled walls.

Bedroom 2

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

Grey oak effect laminate flooring.

Linen cupboard with radiator.



EXTERIOR

Communal garden with lawn and planting.

Designated parking plus visitor parking.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Price: Offers in the region of £117,500.

Rateable Capital: £97,500.00 (From lpsni.gov.uk)

Rates Payable: Approximately £826 per annum.

Tenure: Believed to be Leasehold.

Maintenance Fee: £825 per annum subject to change (includes building insurance, window cleaning, grass cutting and exterior maintenance).

Viewing: Strictly by appointment with agent.

Directions: From Saintfield Main Street, go straight across the traffic lights into Todd's Hill, take the second right into Station Mews which leads to Woodrow Gardens. No. 66 is on the left at the end of street.

(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).