

# Bill McKelvey

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Estate Agent  
Auctioneer  
Property Consultant

## FOR SALE

### 31 Station Mews Saintfield



This semi-detached home is located in a popular residential area and benefits from a corner site with vehicular access to the rear. The village coffee shops and schools are a short walk away as are excellent transport links to Belfast. The property is attractively priced to allow a purchaser to renovate the interior to their personal style and create their ideal family home. This property would also make a good rental investment and is being sold chain free.

- **3 Bedrooms**
- **Lounge open plan to dining room**
- **Spacious family bathroom plus ground floor WC**
  - **Oil fired central heating**
  - **UPVC double glazing**

## T: 028 9751 9996



## **ACCOMMODATION**

### **Entrance hall**

Wooden front door with glass panes and glass side panels.  
Stairs to first floor.  
Cloak cupboard.  
Double panel radiator.  
Glazed door to kitchen.

### **Lounge**

11'10 x 12'6 / 3.6 x 3.8m  
Open fire with back boiler.  
Wood effect laminate flooring.  
Telephone point.



### **Cloak room**

Pedestal wash hand basin and WC.  
Tiled floor.

### **Kitchen**

9'5 x 11' / 2.7 x 3.4m  
Range of high and low level units.  
Stainless steel single drainer sink unit with mixer tap.  
Plumbed for washing machine.  
Space for free standing cooker and fridge freezer.  
Double panel radiator.



### **Dining room**

11'1 x 11'10 / 3.4 x 3.6m  
Wood effect laminate flooring.  
Sliding patio doors to rear garden.  
Double panel radiator.

### **First floor landing**

Access to loft.  
Hotpress with copper tank and shelving.



## Bathroom

7'6 x 9'4 / 2.3 x 2.9m

Bath with Redring electric shower over.

Pedestal wash hand basin with mixer tap.

WC.

Single panel radiator.

Walls part tiled.

## Bedroom 1

12' x 10'11 / 3.7 x 3.3m

Integral wardrobe.

Single panel radiator.



## Bedroom 2

11'10 x 10'4 / 3.6 x 3.2m

Integral wardrobe.

Single panel radiator.

## Bedroom 3

9'5 x 8'11 / 2.9 x 2.7m max.

Single panel radiator.



## Exterior

Brick paved path to front door.

Front garden with mature trees.

South facing rear patio garden.

Bounded by fencing and gates.

Paved parking area.

Decking.

PVC oil tank.

Boiler house.

Outside tap.

Lights at front and rear doors.

Garden to the side with mature palm trees and brick paved path.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63   D
39-54	E		
21-38	F	35   F	
1-20	G		

**Price:** Offers in the region of £139,750.

**Rateable Capital:** £115,000.00 (From Ipsni.gov.uk).

**Rates payable per annum:** Approximately £973.71.

**Tenure:** Believed to be Leasehold.

**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 2<sup>nd</sup> right into Station Mews and turn into the next street on the right. No. 31 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).*