

# Bill McKelvey

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Estate Agent  
Auctioneer  
Property Consultant

## FOR SALE

### 7 Woodrow Gardens Saintfield



Three storey town house located in a sought after development within walking distance of village boutiques and coffee shops and the beautiful National Trust Rowallane Garden. Excellent transport links to Belfast and Downpatrick are also a short walk away.

- **4 Bedrooms 1 with en suite**
- **Lounge open plan to dining area with minstrel gallery over**
  - **Kitchen with dining area and utility room**
    - **Integral garage**
    - **Mains gas central heating**
  - **Oak effect PVC double glazing**
    - **Beam central vacuum**
    - **Air ventilation system**
    - **Intruder alarm**

## T: 028 9751 9996

## **ACCOMMODATION**

### **Entrance hall**

Oak effect UPVC front door with decorative glass pane.  
Wood effect floor tiles.  
Telephone point.  
Stairs to first floor.

### **Shower room**

2'9 x 9'11 / 0.9 x 3m  
Shower, pedestal wash hand basin with mixer tap & WC.  
Single panel radiator.

### **Bedroom 2**

11'4 x 10'10 / 3.5 x 3.3m max.  
Double panel radiator.

### **Bedroom 3**

10'11 x 11' max.  
French doors to rear garden.  
Double panel radiator.

### **Integral garage**

11'5 x 18'2 / 3.5 x 5.5m  
Beam central vacuum system.  
Electric up and over door.  
Ideal gas boiler.

### **First floor**

Single panel radiator.

### **Lounge dining room**

14' x 10'10 + 13'2 x 11'5 / 4.3 x 3.3 + 4 x 3.5 max.  
Impressive room with double height ceiling, feature arched window and minstrel gallery.  
Four double panel radiators.  
Phone and TV aerial points.  
Electric fire with wooden surround and tiled hearth.  
Wired for wall lights.





#### **Kitchen breakfast room**

11'3 x 15'10 / 3.4 x 4.8m

Range of high and low level beech effect units with integral appliances including Baumatic dishwasher, Kenwood fridge freezer and stainless steel extractor hood.

Space for range cooker with gas and electric.

Stainless steel single drainer sink unit with 1½ basins and mixer tap.

Walls part tiled.

Double panel radiator.



#### **Utility room**

6'8 x 5'3 / 2.1 x 1.6m

Beech effect units.

Stainless steel single drainer sink unit with mixer tap.

Plumbed for washing machine and vent for tumble dryer.

#### **Second floor**

Minstrel gallery overlooking lounge.

Polished floor boards.

Access to loft.

#### **Bedroom 4**

7'3 x 8'1 / 2.2 x 2.5m

Polished floor boards.

Velux window.

Double panel radiator.

#### **Bedroom 1**

17'3 x 11'5 / 5.3 x 3.5m

Integral wardrobe.

Double panel radiator.



#### **En suite**

6'7 x 8'3 / 2 x 2.5m max.

White suite comprising large corner bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap and WC.

Fully tiled walls and floor.

Single panel radiator.



#### **Exterior**

Brick paved driveway leading to garage.

Small lawn area to the front.

Enclosed rear garden with paved patio, decking and barked area.

Range of mature shrubs.

Exterior lights at front and back doors.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 72   c  | 74   c    |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**Price:** Offers in the region of £199,950

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

**Rates payable per annum:** Approximately £1,123

**Tenure:** Believed to be Freehold.

**Maintenance Fee:** £62.50 per month (includes building insurance, exterior maintenance, window cleaning and grass cutting).

**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 and at the end on the street turn right. No. 7 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. The asking price excludes carpet, curtains and blinds).*