

Bill McKelvey

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Estate Agent
Auctioneer
Property Consultant

FOR SALE

5 Tonaghneave Avenue Saintfield



An elegant semi-detached town house located in a much sought after small development within walking distance of the village boutiques and coffee shops and excellent transport links to Belfast and Downpatrick. Built to a traditional style to be in keeping with the nearby conservation area. The property is well presented and ready to move in to.

- **3 Bedrooms**
- **1 Reception room**
- **Kitchen with dining area**
- **Oil fired central heating**
- **UPVC Double glazing**
 - **Security alarm**
- **Enclosed court yard garden**

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ACCOMMODATION

Entrance hall

Wood effect laminate flooring.
Single panel radiator.
Stairs to first floor.
Corniced ceiling.
Wired door bell.
Glazed door to:

Lounge

17'9 x 12'10 / 5.4 x 4m max.
Wood effect laminate flooring.
Double panel radiator.

Victorian style cast iron fireplace with tiled insert and oak surround, plumbed for gas.

Telephone point.
Corniced ceiling.
Double panel radiator.

Kitchen / dining room

11'9 x 16'2 / 3.7 x 4.9m

Range of high and low level pine units with glass display cabinets and cooker hood.

Integral Hotpoint oven and hob with extractor over.

Integral Gorenje fridge freezer.

Beko washing machine.

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

Worcester oil fired heating boiler.

Part tiled walls.

Corniced ceiling.

Double panel radiator.

UPVC and glass door to rear garden.

Walk in storage cupboard under stairs.





First floor

Corniced ceiling.

Single panel radiator.

Access to loft which is partially floored for storage.

Bathroom

6'9 x 8'5 / 2.1 x 2.6m

White suite comprising corner shower cubicle, pedestal wash hand basin, bath and WC.

Tiled walls.

Extractor fan.



Bedroom 1

9'5 x 15'11 / 2.9 x 4.8m max.

Corniced ceiling.

Recessed ceiling spot lights.

Two single panel radiators.

Bedroom 2

11'10 x 8'11 / 3.6 x 2.7m

Wood effect laminate flooring.

Single panel radiator.

Corniced ceiling.



Bedroom 3

9'6 x 7'11 / 2.9 x 2.4m

Corniced ceiling.

Single panel radiator.

Exterior

Brick paved parking area to the front.

Fully enclosed garden to the side and rear with paving and decorative pebbles.

PVC oil tank.

Outside tap.

Lights at front and rear doors.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 59 D | 64 D |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Price: Offers in the region of £179,950.

Rateable Capital: £135,000.00 (From Ipsni.gov.uk).

Rates payable per annum: Approximately £1,143.

Tenure: Believed to be Leasehold.

Viewing: Strictly by appointment with agent.

Directions: From the Square in the centre of Main Street turn into Comber Street. Take the first left into Tonagheave Avenue and No. 5 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).