

Bill McKelvey

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Estate Agent
Auctioneer
Property Consultant

FOR SALE

34 Woodrow Gardens Saintfield



Occupying a prime location in the ever popular Woodrow Gardens development, this well appointed and spacious first floor apartment has been recently redecorated and is situated a short stroll from the local shops and restaurants and the beautiful National Trust Rowallane Garden. Excellent transport links to Belfast and Downpatrick are located nearby.

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

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ACCOMMODATION

Entrance porch

Oak effect UPVC front door with decorative glass panel.
Dual aspect windows.

Reception room

10'11 x 22'11 / 3.3 x 7m
Phone and TV aerial points.
Low level storage cupboard.



Inner hallway

Kitchen

9'8 x 9'4 / 3 x 2.9m max.
Range of maple high and low level units with glass display cabinets.
Stainless steel single drainer sink unit with mixer tap.
Integrated Baumatic electric double oven and Beko gas hob with stainless steel splash back.
Integrated fridge freezer.
Plumbed for washing machine.





Bathroom

6'9 x 5'5 / 2.1 x 1.7m

White suite comprising pedestal wash hand basin, WC and bath with shower over and glass screen.

Tiled floor and part tiled walls.

Ceiling spot lights.

Bedroom 1

15'8 x 12'5 / 4.8 x 3.8m

French doors with Juliet balcony.

Built in cupboard.

TV aerial point.



En suite

Shower cubicle, vanity wash hand basin with mixer tap and cupboard below and WC.

Tiled floor and part tiled walls.

Ceiling spot lights.

Bedroom 2

11'11 x 9'5 / 3.7 x 2.9m

Built-in wardrobe.

TV aerial point.

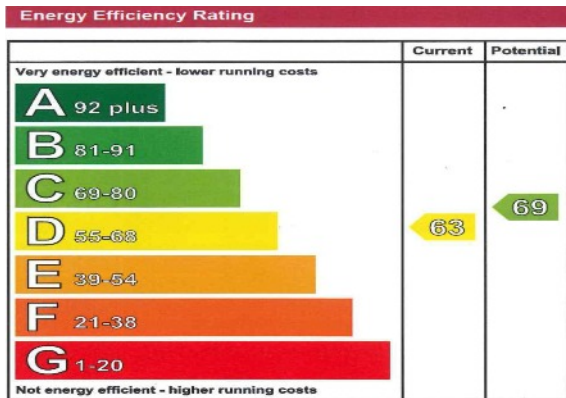


EXTERIOR

Designated parking space.

Communal lawned garden.

Paved and fenced waste bin area.



Price: Offers in the region of £122,500.

Rateable Capital: £95,000.00 (From Ipsni.gov.uk).

Rates payable per annum: Approximately £800.

Maintenance Fee: £800 per annum. (Includes building insurance, window cleaning, maintenance of communal gardens and planting, communal lighting and exterior maintenance).

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. At the end on the street turn right. At the end of this street turn left and the apartment 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. The asking price excludes carpet, curtains and blinds).