

Bill McKelvey

76 Main Street Saintfield BT24 7AB
www.billmckelvey.co.uk

Estate Agent
Auctioneer
Property Consultant

FOR SALE

6 Mill Road Saintfield



An elegant apartment in a Georgian style modern building. Benefiting from high ceilings, period features and yet with modern bathrooms and kitchen this first floor apartment with lift would make a stunning home for those desiring to be within walking distance of the coffee shops and boutiques and an easy commute to Belfast and Lisburn. The apartment has recently been painted, carpeted and new appliances installed and is being sold chain free.

- **2 Double bedrooms 1 with en suite**
- **Large lounge open plan to kitchen**
 - **Gas fired central heating**
- **Double glazed sash windows in wooden frames**
 - **Lift to first floor accommodation**
 - **Designated parking space**

T: 028 9751 9996



ACCOMMODATION

Entrance hall

Video intercom system.
Double panel radiator.
Telephone point.
Boiler cupboard.



Reception room

24'7 x 11'7 / 7.5 x 3.6m

Sitting area with dual aspect windows and lovely views over communal gardens and to the countryside beyond.

2 Double panel radiators.
Telephone and TV aerial points.
Recessed ceiling spot lights.
Open plan to kitchen area.
Newly tiled floor.

Part tiled walls.

Range of high and low level walnut effect units with built in appliances most of which are new including: Blomberg ceramic hob with glass and stainless steel extractor hood over, Belling double oven, fridge with ice box, Hotpoint washer / dryer and dishwasher.

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





Bathroom

P shaped bath with thermostatic shower over and glass screen, floating wash hand basin and WC.

Heated towel rail.

Recessed ceiling spot lights.

Extractor fan.

Tiled floor and part tiled walls.



Bedroom 1

10'8 x 12'5 / 3.3 x 3.8m max.

TV point.

Double panel radiator.

En suite

Shower cubicle with thermostatic shower.

Floating wash hand basin, WC.

Tiled floor and part tiled walls.

Recessed ceiling spot lights.

Extractor fan.



Bedroom 2

8'3 x 15' / 2.5 x 4.6m

Dual aspect windows.

Telephone and TV aerial points.

Double panel radiator.

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

Price: Offers in the region of £165,000

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

Rates payable per annum: Approximately £830.

Maintenance Fee: £300 per quarter (includes building insurance, window cleaning, grass cutting and exterior maintenance).

Viewing: Strictly by appointment with agent.

Directions: From Saintfield Main Street at the mini-roundabout take Lisburn Road. Turn right into Saintfield Mill. The apartment is directly ahead, car parking is behind from 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).