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FOR SALE

18 Moyra Drive Saintfield



A welcoming detached bungalow ideally located in a sought after area within walking distance of the shops and health centre.

- **3 Double bedrooms**
- **Spacious lounge with fire place**
 - **Kitchen / dining room**
 - **Oil fired central heating**
 - **UPVC double glazing**

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ACCOMMODATION

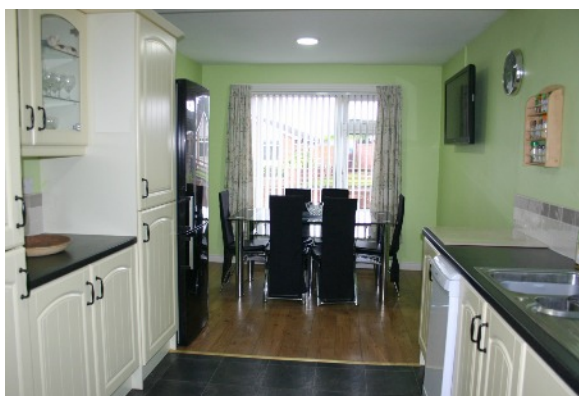
Entrance hall

Wood effect laminate flooring.
PVC and glass front door with glass side panel.
Telephone point.
Single panel radiator.
Access to loft.
Walk in hotpress with insulated copper tank, stainless steel heated towel rail and shelving.
Glazed door to:



Lounge

14'8 x 11'9 / 4.5 x 3.6m
Victorian style cast iron fireplace with painted surround and slate tiled hearth.
Bay window.
Wired for wall lights.
Wood effect laminate flooring.
Two double panel radiators.



Kitchen

9'4 x 12'7 / 2.9 x 3.9m
Range of high and low level units with matching cooker hood and glass display cabinets.
Integral extractor fan.
Stainless steel single drainer sink unit with mixer tap.
Plumbed for dishwasher.
PVC and glass door to outside.
Open plan to:

Dining area

9'4 x 8'10 / 2.9 x 2.7m
Wood effect laminate flooring.
Double panel radiator.



Bathroom

White suite comprising roll top bath with claw feet and mixer tap with shower attachment, vanity wash hand basin with mixer tap and cupboards below, WC, bidet, walk in shower with glass door and Mira Sport electric shower.



Tiled floor and feature wall tiling.
Extractor fan.
Ceiling spot lights.

Bedroom 2

9'6 x 9'9 / 2.9 x 3m

Integral wardrobes with mirror doors.
Integral cupboard.
Double panel radiator.



Bedroom 1

11'5 x 8'6 / 3.5 x 2.6m + robes

Integral wardrobes with mirror doors.
Single panel radiator.



Attached utility room / work shop

9'10 x 16'6 / 3 x 5m

Power, light and plumbing.
Stainless steel double drainer sink unit with mixer tap.
Plumbed for washing machine.
Cupboards and shelving.
Central heating boiler.
PVC and glass doors front and back.



Exterior

The front of the property benefits from ample parking and turning space.
Fully enclosed private rear garden bounded by fencing and gates either side.
Lawn and paved patio areas.
Exterior lights at front and rear doors.
Outside tap.
PVC oil tank.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		57 D
39-54	E	53 E	
21-38	F		
1-20	G		

Price: Offers in the region of £240,000.

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

Rates payable per annum: Approximately £1,177.

Tenure: Believed to be Leasehold, ground rent £20 per annum.

Viewing: Strictly by appointment with agent.

Directions: Coming into Saintfield from Ballynahinch Moyra Drive is the second street on the right. From Belfast at the crossroads of the A7 and Main Street turn right. At the roundabout at the top of Main Street take Ballynahinch Road and Moyra Drive is the 2nd street 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).