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Estate Agent
Auctioneer
Property Consultant

FOR SALE

4 Rowan Close Darragh Cross



A modern townhouse located in this increasingly desirable hamlet. The local shop, pub/restaurant and school are all within a short walk and the towns of Saintfield, Crossgar and Ballygowan are just a five minute drive away.

- **3 Bedrooms**
- **1 Reception room**
- **Oil fired central heating**
- **UPVC Double glazing**
- **Security alarm**
- **Rear yard**

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ACCOMMODATION

Entrance hall

Wooden front door with glass pane.

Tiled floor.

Stairs to first floor.

Single panel radiator.

Telephone point.

Lounge

12'11 x 17'7 / 4 x 5.4m

Wood effect laminate flooring.

Open fire with back boiler, granite hearth and wooden surround.

Double panel radiator.

Phone and TV aerial points.

Open plan to:

Kitchen / dining room

16'4 x 9'9 / 5 x 3m

Excellent range of high and low level oak effect units.

Integral Baumatic hob, new Flavel oven with stainless steel extractor hood and splash back.

Plumbed for dishwasher and washing machine.

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

Tiled floor.

Double panel radiator.

Glazed UPVC door to rear.

Ample dining space.

WC

Wash hand basin and WC.

Extractor fan.

Tiled floor.





First floor

Landing

Hotpress.
Access to loft.
Single panel radiator.

Bathroom

P shaped bath with mixer tap, shower over and curved shower screen.
Pedestal wash hand basin with mixer tap.
WC.
Tiled floor and part tiled walls.
Double panel radiator.
Extractor fan.

Bedroom 1

9'6 x 11'10 / 2.9 x 3.6m max.
Integral wardrobe
Single panel radiator.
Phone and TV points.

Bedroom 2

8'5 x 13'1 / 2.6 x 4m min.
Single panel radiator.

Bedroom 3

7'6 x 8'10 / 2.3 x 2.7m
Single panel radiator.

Exterior

Communal landscape gardens to the front.
South facing rear garden laid out in decorative pebbles for parking.
PVC oil tank.
Central heating boiler.
Exterior lights at front and rear doors.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	73 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Price: Offers in the region of £149,950.

Rateable Capital: £85,000.00 (From lpsni.gov.uk).

Rates payable per annum: Approximately £786.

Tenure: Believed to be Freehold.

Viewing: Strictly by appointment with agent.

Directions: 14 miles from Belfast city centre via the A23 or A24. Coming into Darragh Cross from Ballygowan on Darragh Road go straight through the crossroads and the house 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 carpets, blinds and free standing appliances).