

Bill McKelvey



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Estate Agent
Auctioneer
Property Consultant

FOR SALE

11 Moyra Drive
Saintfield



A pleasant detached bungalow benefiting from a flexible layout and ideally located in a sought after area within walking distance of the shops and health centre.

- 3 Double bedrooms
- Spacious lounge with fire place
 - Oil fired central heating
 - UPVC double glazing
 - Attached garage

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ACCOMMODATION

Entrance hall

Wooden front door with decorative glass panel and glass side panel.

Telephone point.

Double panel radiator.

Access to loft.

Walk in hotpress with insulated copper tank and shelving.

Glazed door to:



Lounge

L shaped room 11'9 x 14'9 + 10'2 x 8'3 / 3.6 x 4.5 + 3.1 x 2.5m

Fireplace with wooden surround.

One single panel and two double panel radiators.

Corniced ceiling.

Kitchen

11'5 x 9'4 / 3.5 x 2.9m

Range of high and low level units with matching cooker hood, glass display cabinets and under lighting.

Integral extractor fan.

Creda double oven and Electrolux hob.

Stainless steel single drainer sink unit with mixer tap.

Plumbed for washing machine.

Walls part tiled.

Ceiling spot lights.

Single panel radiator.

Wood effect laminate flooring.

Door to outside.



Dining room / bedroom 3

10'9 x 8'10 / 3.3 x 2.7m

Picture rail.

Single panel radiator.



Bathroom

Bath with brass effect mixer tap and shower attachment, WC, wash hand basin in vanity unit with cupboards, mirror and light.

Shower enclosure with glass door and Mira Advance electric shower.

Fully tiled walls.

Tongue and groove effect panelled ceiling with spot lights.

Extractor fan.

Single panel radiator.

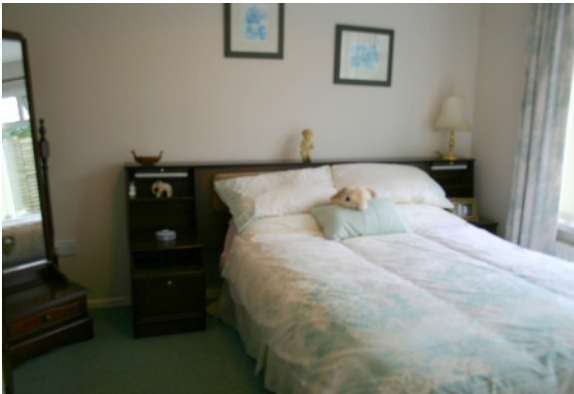


Bedroom 2

9'9 x 10'5 / 3 x 3.2m max.

Wardrobe with sliding doors.

Double panel radiator.



Bedroom 1

8'9 x 11'5 / 2.7 x 3.5m

Integral wardrobes with sliding doors.

Double panel radiator.

Garage

9'10 x 16'8

Up and over door.

Rear pedestrian door and window.

Oil fired heating boiler.

Power and light.

Exterior

The front of the property benefits from a tarmac driveway with ample parking and turning space. Bounded by attractive walls, railings and gate.

South facing rear garden laid out in decorative brick paving.

Outhouse with WC and wash hand basin.

Green house.

Paved side garden.

Exterior lights at front and rear doors.

Two outside taps.

PVC oil tank.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		55 D
39-54	E	45 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 £1,248.

Tenure: Believed to be Leasehold, ground rent £40 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).