

Bill McKelvey

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Estate Agent
Auctioneer
Property Consultant

FOR SALE

46 Moyra Crescent Saintfield



This spacious detached bungalow is located in a popular residential area within walking distance of the Health Centre, Vivo and The White Horse Bar and Bistro. The village boasts an array of amenities and excellent transport links to Belfast and Downpatrick.

- **3 Bedrooms**
- **Spacious lounge with fire place**
- **Dining room & Conservatory**
- **Modern kitchen and bathroom**
 - UPVC double glazing
 - Oil fired central heating
 - Garage

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ACCOMMODATION

Entrance hall

UPVC and glass front door with glass side panel.

Wood effect laminate flooring.

Single panel radiator.

Access to loft.

Glazed doors to reception rooms.

Lounge

12'1 x 17'11 / 3.7 x 5.5m

Sandstone fireplace with open fire.

Wood effect laminate flooring.

Two double panel radiators.

Sitting room / bedroom 3

7'10 x 11'11 / 2.4 x 3.6m

Single panel radiator.

Kitchen

11'1 x 11'4 / 3.6 x 3.5m

Range of high and low level grey shaker style units with soft close doors.

Black single drainer sink unit with mixer tap.

Bosch ceramic hob with black glass extractor hood over.

Bosch oven.

Plumbed for washing machine.

Ceiling spot lights.

Double panel radiator.

UPVC door with glass pane to driveway.

Dining room

11'10 x 11'6 / 3.6 x 3.5m

Double panel radiator.

Wood effect laminate flooring.





Conservatory

12'6 x 13'11 / 3.8 x 4.3m

Tiled floor.

Double panel radiator.

Double doors to rear garden.



Bedroom 2

12'2 x 9'2 / 3.7 x 2.8m

Single panel radiator.

Bedroom 1

14' x 9'11 / 4.3 x 3m

Excellent range of fitted furniture.

Wood effect laminate flooring.

Single panel radiator.



Bathroom

7'1 x 8'2 / 2.2 x 2.5m

Bath with mixer tap and shower attachment. Electric Mira Sport shower over bath with glass screen.

Vanity wash hand basin with mixer tap and cupboards below. WC.

Stainless steel towel rail.

Walls and floor fully tiled.

Ceiling spot lights.

Hotpress with copper tank.



Exterior

Gardens laid out in lawn with range of plants. Paved patio areas to the front and back.

Tarmac driveway.

Outside tap.

Garage

Roller door and pedestrian door.

Stainless steel sink unit.

Power and light.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	40 E	
21-38	F		
1-20	G		

Price: Offers in the region of £255,000.

Rateable Capital: £150,000.00 (From Ipsni.gov.uk).

Rates payable per annum: Approximately £1,386.

Tenure: Leasehold. Ground rent £35 per annum.

Viewing: Strictly by appointment with agent.

Directions: Coming into Saintfield from Ballynahinch take the first right into Linden Close then the next left into Moyra Crescent. 46 is on the right. Coming into Saintfield on the A7 from Belfast, at the crossroads turn right onto Main Street. At the roundabout take Ballynahinch Road. Take the second left into Moyra Drive then the second right into Moyra Crescent. 46 is at the end of the 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).