

Bill McKelvey

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Estate Agent
Auctioneer
Property Consultant

FOR SALE

33 Woodrow Gardens Saintfield



Occupying a prime location within the ever popular Woodrow Gardens development, this well appointed and spacious first floor apartment is situated a short stroll from the local shops and restaurants and the beautiful National Trust Rowallane Gardens. Excellent transport links to Belfast and Downpatrick are located nearby.

- **Lounge / dining room with pleasant view**
- **2 Double bedrooms, 1 with en suite**
- **Oak effect PVC double glazing**
 - **Gas fired central heating**
 - **Air filtration system**
 - **Security alarm**
- **Designated parking space**
 - **Communal garden**

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ACCOMMODATION

Entrance porch

Oak effect UPVC front door with decorative glass panel.
Dual aspect windows.
Grey oak effect laminate flooring.
Single panel radiator.

Reception room

23'1 x 11' / 7 x 3.4m
Feature fireplace with electric fire.
Grey oak effect laminate flooring.
Two double panel radiators.
Phone and TV aerial points.
Low level storage cupboard.

Inner hallway

Grey oak effect laminate flooring.

Kitchen

10'5 x 9'9 / 3.2 x 3m
Range of modern shaker style high and low level units.
Stainless steel single drainer sink unit with mixer tap and 1 ½ basins.
Integrated Neff electric oven and Blomberg 5 ring gas hob with stainless steel and glass extractor hood over.
Integrated fridge freezer and dishwasher.
Plumbed for washing machine.
Tiled floor and part tiled walls.





Bathroom

White suite comprising floating wash hand basin with chrome mono mixer tap, WC and bath with chrome mono mixer tap and telephone shower attachment.

Mosaic tiled walls and ceramic tiled floor.

Stainless steel heated towel rail.



Bedroom 1

15'10 x 12'6 / 4.8 x 3.8m

French doors with Juliet balcony.

Double panel radiator.

Grey oak effect laminate flooring.

Built in cupboard.

TV aerial point.



En suite

Shower cubicle with quadrant shower, pedestal wash hand basin with mixer tap and WC.

Stainless steel heated towel rail.

Wall tiling to shower and floor tiling.

Bedroom 2

11'11 x 9'6 / 3.7m x 2.9m

Grey oak effect laminate flooring.

Built-in wardrobe.

Double panel radiator.

TV aerial point.



EXTERIOR

Designated parking space.

Communal lawned garden.

Paved and fenced waste bin area.



Price: Offers in the region of £125,000.

Rateable Capital: £95,000. (From lpsni.gov.uk).

Rates payable per annum: Approximately £880.

Maintenance Fee: £49.57 per month. (Includes building insurance, window cleaning, maintenance of communal gardens and planting, communal lighting and exterior maintenance).

Viewing: Strictly by appointment with agent.

Directions: From the Crossroads of the A7 Downpatrick to Belfast Road and Saintfield Main Street, turn into Todd's Hill. Take the second right into Station Mews, continue straight ahead into Woodrow Gardens. At the end on the street turn right. At the end of this street turn left and the apartment 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 curtains and blinds).