

# Bill McKelvey

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Estate Agent  
Auctioneer  
Property Consultant

## FOR SALE

### 10 Moyra Drive Saintfield



A bright and spacious bungalow located in this desirable area within walking distance of the village shops and Health Centre. The property has recently been decorated and is being sold chain free. Bungalows in this area are highly sought after and early viewing is recommended.

3 Double bedrooms  
Spacious lounge with fireplace  
Kitchen with dining area  
Detached garage  
Oil fired central heating  
Double glazing

## T: 028 9751 9996



## **ACCOMMODATION**

### **Entrance hall**

Mahogany front door and side panel with glass panes.

Wired door bell.

Telephone and broadband points.

Cloak cupboard.

Broom cupboard.

Hot-press with insulated copper tank and shelving.

Access to loft via ladder.



### **Lounge**

11'5 x 15'9 / 3.5 x 4.8m

Feature fireplace with mahogany surround and tiled hearth.

Broadband and TV aerial points.

Wired for wall lights.

### **Kitchen**

14'9 x 9'4 / 4.5 x 2.9m

Range of high and low level units.

Integrated Beko stainless steel double oven and Beko ceramic hob with extractor over.

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

Plumbed for washing machine.

Walls part tiled.

Ample dining space.

PVC door to rear garden.



### **Bathroom**

6'10 x 5'9 / 2.1 x 1.8m

Bath with mixer tap and Mira Sport electric shower over. Decorative glass screen.

Pedestal wash hand basin with mixer tap.

WC.

Tiled walls.

Extractor fan.



### Bedroom 1

9'2 x 11 / 2.8 x 3.4m

Wood effect laminate flooring.

### Bedroom 2

8'10 x 10'11 / 2.7 x 3.4m

### Bedroom 3

10'11 x 10'11 / 3.3 x 3.3m max.

Integral wardrobe with mirrored doors.



### Exterior

Tarmac driveway leading to:

### Detached garage

9'3 x 20' / 2.8 x 6.1m

Up and over door.

Pedestrian door and window to the side.

Storage cupboards.

Electric and hot and cold water.

Oil fired heating boiler.



Front garden laid out in lawn with range of mature shrubs.

Lights at front and rear doors.

Rear garden laid out in lawn bounded by mature trees and gates either side.

Paved patio area.

PVC oil tank.

Concrete coal bunker.

Outside tap.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72   C
55-68	D	56   D	
39-54	E		
21-38	F		
1-20	G		

**Price:** Offers in the region of £232,000.

**Rateable Capital:** £125,000.00 (From Ipsni.gov.uk)

**Rates payable per annum:** Approximately £1,270.

**Tenure:** Believed to be Leasehold. Ground rent £13.75 every 6 months.

**Viewing:** Strictly by appointment with agent.

**Directions:** Coming into Saintfield on the A7 from Belfast, at the crossroads turn right onto Main Street. At the roundabout take Ballynahinch Road. Moyra Drive is the second street on the left and No. 10 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).*