

Bill McKelvey



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Estate Agent
Auctioneer
Property Consultant

FOR SALE

197 Listooder Road
Saintfield



An easily maintained ground floor apartment located a short walk from the local boutiques and coffee shops and excellent transport links to Downpatrick and Belfast.

One bedroom
Sitting room
Kitchen and bathroom
Double glazed windows in wooden frames
Economy 7 electric heating
Garden

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ACCOMMODATION

Hall

Wooden front door with glass panes.

Tiled floor.

Cloak cupboard, broom cupboard and hot-press.



Sitting room

10'10 x 12'7

Wood effect laminate flooring.

Electric fire.

TV aerial point.

Kitchen

5'10 x 13'1

Range of high and low level white units.

Diplomat electric oven and ceramic hob with extractor fan over.

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

Free standing under counter appliances including Beko washing machine, Whirlpool fridge and Logik freezer.





Bathroom

White suite comprising bath with Mira Sport electric shower over and glass screen. Wash hand basin with mixer tap and a WC. Heated towel rail.



Bedroom

8'8 x 12'10 max.

Integral wardrobe with mirror doors.

Wood effect laminate flooring.

Telephone point.

Exterior

The apartment benefits from its own garden to the front and side laid out in lawn with mature shrubs.

There is also a fully enclosed communal garden to the rear shared with one other apartment.

There is ample communal parking to the side and the rear.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Price: Offers in the region of £95,000.

Rateable Capital: £62,500.00 (From lpsni.gov.uk)

Rates payable per annum: Approximately £635.

Service Charge: £320 per annum (includes building insurance, ground rent and exterior maintenance).

Tenure: Long Leasehold, ground rent £10 per annum included in Service Charge.

Viewing: Strictly by appointment with agent.

Directions: 12 miles from Belfast city centre via the A24 and A7. Coming into the village at the crossroads turn right onto Main Street. At the next Crossroads turn left onto Downpatrick Street, which becomes Listooder Road. Go along for half a mile and the apartment is on the left after Academy Primary School.

11 miles from Lisburn via the A49 and B6. Coming into the village at the roundabout go straight ahead onto Main Street. At the first crossroads turn right onto Downpatrick Street.

(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).