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Estate Agent
Auctioneer
Property Consultant

FOR SALE

5 Mill Road

Saintfield



A rare opportunity to own a ground floor apartment with its own private garden. This well presented property is located within walking distance of the village coffee shops, boutiques and Health Centre. An excellent bus service allows for an easy commute to Belfast and Downpatrick. The property is being sold chain free.

2 Double bedrooms; 1 with en suite
Open plan kitchen / dining room / lounge
Gas fired central heating
Double glazed sliding sash windows
Designated parking space
Rear garden

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ACCOMMODATION

Entrance hall

Boiler cupboard

Lounge / dining room

23'6 x 12'4 max

Two feature floor to ceiling sash windows.

Recessed ceiling spot lights.

Open plan to:

Kitchen

10'11 x 8'4

Excellent range of high and low level shaker style walnut effect units with integral Gorenje appliances including; stainless steel double oven, four ring gas hob, fridge freezer and dishwasher. Free standing Beko washing machine.

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

Recessed ceiling spot lights.





Bathroom

Bath with center mixer tap, shower over and glass screen.

WC and wash hand basin with mixer tap.

Heated ladder towel rail.

Extractor fan.

Recessed ceiling spot lights.

Tiled floor and part tiled walls.



Bedroom 1

14' x 9'4

En suite

Shower enclosure with folding glass doors.

WC and wash hand basin with mixer tap.

Recessed ceiling spot lights.

Heated ladder towel rail.

Extractor fan.

Tiled floor and part tiled walls.



Bedroom 2

10'7 x 12'4 max

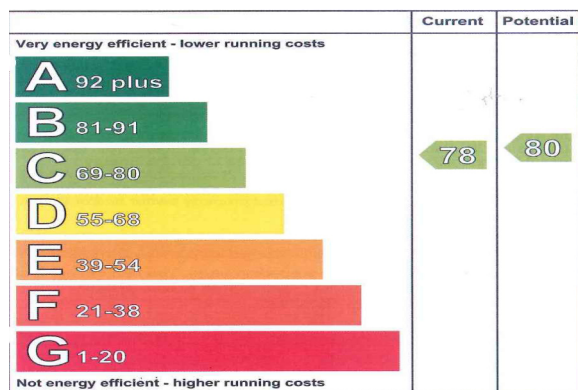
Exterior

Private rear garden laid out in decorative brick paving.

Light and outside tap.

Designated parking space.





Price: Offers in the region of £150,000.

Rateable Capital: £95,000.00 (From lpsni.gov.uk).

Rates payable per annum: Approximately £1,003.

Tenure: Long Leasehold.

Maintenance fee: £172.79 per quarter. Covers building insurance, maintenance of communal open spaces and car parks and window cleaning.

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 the exit onto Lisburn Road then turn right into Saintfield Mill which becomes Mill Road. The apartment is accessed via the first arch on the right. Coming into Saintfield from Lisburn, Saintfield Mill is the first development on the left.

ID: As a business carrying out estate agency work when we enter into a relationship with a customer, we are required to verify the identity of purchasers and sellers as outlined in Money Laundering and Financial Sanctions Regulations. In accordance with legislation any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with us. The information will be held in accordance with The Data Protection Act and will not be passed on to any other party unless we are required to do so by law.

(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).