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Estate Agent
Auctioneer
Property Consultant

FOR SALE

57A Saintfield Road Killinchy



A spacious family home situated in a quiet location just 1 mile from the village of Balloo with its post office, butchers, convenience store and the famous Balloo House licensed restaurant. Busses are available from Balloo to Killinchy Primary School, Down High School, etc. and Belfast city centre is just 14 miles away.

- 5 Bedrooms 2 with en suite
- Lounge with fireplace and French doors
 - Dining room
- Excellent open plan oak kitchen with sitting area and utility room off
 - Detached double garage
- Ample parking for caravan or boat
 - Oil fired central heating
 - PVC double glazing
 - Security alarm

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ACCOMMODATION

Entrance hall

Front door with glass side panels. Slate tiled floor.

Open tread pine staircase to first floor with minstrel gallery over.

1 Double panel and 1 single panel radiator.

Lounge

11'9 x 17'6 / 3.6 x 5.4m

Feature Victorian style cast iron fireplace with pine surround.

Oak flooring.

French doors to rear garden.

TV aerial point.

Double panel radiator.



Kitchen

17'7 x 19'4 + 10'7 x 10'7 / 5.4 x 5.9 + 3.3 x 3.3m

Excellent range of high and low level oak cabinets with under lighting.

Feature island with low level cabinets and seating area.

Wood burning stove. Housing and flue in place to change to range cooker and piped for oil or gas.

Integral Bosh appliances including 4 ring gas hob with extractor over, electric oven, fridge and dishwasher.

Stainless steel single drainer sink unit with 1 ½ basins and mixer tap.

Tiled floor and part tiled walls.

Spot lights in ceiling.

2 Double panel radiators.

Door to rear garden.

Snug seating area or additional dining space.



Utility room

Range of high and low level units.

Stainless steel single drainer sink unit.

Plumbed for washing machine and space for tumble dryer.

Single panel radiator.

Warmflo central heating boiler.

Megaflow pressurised water system.





Dining room

11'9 x 14'10 / 3.6 x 4.3m

Wood effect laminate flooring.

TV aerial point.

Double panel radiator.

Office / bedroom 5

14'5 x 10'3 / 4.4 x 3.1m

Wood effect laminate flooring.

TV aerial and telephone points.

Double panel radiator.



Bathroom

Corner bath with telephone shower attachment.

Pedestal wash hand basin and WC.

Tiled floor and walls.

Shaver socket. Extractor fan.

2 Chrome heated towel rails.

Back bedroom

11'9 x 13'9 / 3.6 x 4.2

Double panel radiator.

TV aerial point.



En suite

Shower cubicle with thermostatic shower.

Pedestal wash hand basin and WC.

Chrome heated towel rail. Shaver socket.

Tiled floor and walls.

Extractor fan.

Ceiling spot lights.

Front bedroom

12'9 x 13'3 / 3.9 x 4.1m

Wardrobes with sliding mirror doors. TV aerial point.
Double panel radiator.

First floor

Open plan sitting area

Pine tongue and groove panel ceiling with Velux window.
Access to eaves storage area.
Double panel radiator.

Principle bedroom sitting area

9'1 x 14'9 / 2.8 x 4.5m

Access to loft and to eaves storage cupboard. Double panel radiator.

Shower room

Shower cubicle with New Team electric shower.
Pedestal wash hand basin and WC.
Double panel radiator.
Pine tongue and groove panel ceiling with Velux window.
Tiled floor and walls.
Access to eaves storage area.
Extractor fan.
Brass bulls eye spot lights.

Principle bedroom

35'7 x 17'7 / 10.9 x 5.4m max.

3 Double panel radiators.

Access to loft and eaves storage cupboards.

TV aerial and telephone points.

Brass bulls eye spot lights.

2 Velux windows to the rear of the property and a window overlooking the front.



Bedroom 4

15'1 x 12'10 / 4.6 x 3.9m max.

Velux window.

2 Double panel radiators. Access to eaves storage area. TV aerial point.

Exterior

Detached double garage

Approximately 30' x 20' / 9.1 x 6.1m

Electronically operated roller door. Power and light.

Loft storage area.

External door to loft room with potential for further accommodation (subject to necessary consent).



Gravel driveway with ample parking and turning space and room to park a boat and motor home.

Front, rear and side gardens laid out in lawn.

Decorative pebbled bed at the front door.

Paved patio area to the rear.

Ranch style fencing.

Outside tap.

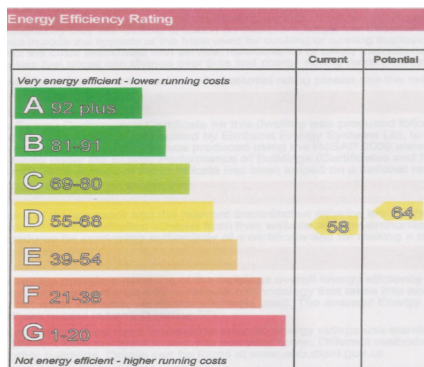
Exterior lighting.

PVC oil tank.

Septic tank.



NB The lane-way to the property is shared with 57B.



Awaiting new EPC

Price: Offers in the region of 475,000.

Rate-able Capital: £248,000.00.

Rates payable per annum: Approximately £2,479.

Tenure: Believed to be Freehold.

Viewing: Strictly by appointment with agent.

Directions: From Balloo crossroads take Saintfield Road for one mile. At the top of a hill take the lane on the right.

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. The asking price excludes carpet, curtains and blinds.