

**Tim Martin**  
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**54 Forge Hill Court  
Saintfield  
BT24 7LW**

**Offers Around  
£315,000**

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## SUMMARY

Occupying a spacious corner site within this popular development, this beautifully presented detached family home enjoys a superb location just a short stroll from Saintfield village and Rowallane Gardens.

Boasting spacious and versatile accommodation over two floors, the property comprises of a beautifully appointed lounge, modern fitted kitchen which is open plan to a living and dining area, four excellent sized bedrooms, ground floor bathroom and a luxurious family bathroom on the first floor. The property is further enhanced by oil fired central heating, double glazing, a driveway which leads to the detached double garage and spacious gardens laid out in lawn with a patio area, providing excellent outdoor space for all the family!

The local primary and secondary schools are within walking distance as too are many of the villages local boutiques, coffee shops, doctors surgery, and VivoXtra. An excellent road network and public transport provide ease of access to many of the surrounding towns as well as Belfast, Downpatrick and Lisburn.

## FEATURES

- Beautifully Presented Detached Family Home In This Popular And Convenient Development
- Spacious Lounge
- Modern Fitted Kitchen Open Plan To Living And Dining Area
- Four Excellent Sized Bedrooms
- Family Bathroom's To Both Ground And First Floor
- Oil Fired Central Heating And Double Glazing
- Spacious Driveway Leading To Detached Double Garage
- Fully Enclosed Front And Side Gardens With Patio Area
- Within Walking Distance Of Local Schools, Shops, Eateries, Doctor Surgery And Public Transport
- Convenient Commuting Distance Of Belfast, Lisburn And Downpatrick

## **Entrance Hall**

Glazed PVC entrance door with matching side light; wood laminate floor; telephone connection point; under stairs storage cupboard.

## **Lounge**

**18'1 x 11'8 (5.51m x 3.56m)**

Stone fireplace with matching hearth; wood laminate floor; tv aerial connection point.

## **Kitchen / Living / Dining Area**

**27'2 x 9'9 (8.28m x 2.97m)**

Good range of painted finish high and low level cupboards and drawers incorporating Franke 1½ tub stainless steel sink unit with mixer taps; space for electric cooker; concealed extractor fan over; integrated Sharp fridge/freezer and Hotpoint dishwasher; formica worktops; tiled splash back; recessed spot lighting; part tiled floor; part laminate floor; glazed PVC door to side; glazed PVC double patio doors to rear; tv aerial connection point.

## **Bedroom 1**

**11'11 x 11'10 (3.63m x 3.61m)**

## **Bedroom 2**

**10'10 x 10'8 (3.30m x 3.25m)**

## **Bathroom**

**10'7 x 6'9 (3.23m x 2.06m)**

Modern white suite comprising, panel bath with mixer taps and telephone shower attachment; separate shower cubicle with Aqualisa thermostatically controlled shower unit and wall mounted telephone shower attachment; fitted etched glass shower door; low flush wc; pedestal wash hand basin with mixer taps; part tiled walls; tiled floor; extractor fan.

## **First Floor / Landing**

Access to roofspace; hotpress with hot water tank.

## **Bedroom 3**

**13'9 x 11'9 (4.19m x 3.58m)**

Access to under eaves storage.

## **Bedroom 4**

**15'6 x 13'1 (4.72m x 3.99m)**

Access to under eaves storage.

## **Bathroom**

**9'9 x 8'2 (2.97m x 2.49m)**

Luxurious white suite comprising, free-standing roll top bath with pillar mixer taps and wall mounted telephone shower attachment; separate shower cubicle with thermostatically controlled shower unit and wall mounted telephone shower attachment; drench shower head over; close coupled wc; wall mounted wash hand basin with mono mixer tap and vanity unit under; wood laminate floor; part PVC wall panelling with recessed shelf; towel radiator; recessed spot lighting; Velux window.

## **Outside**

Spacious driveway providing excellent car parking for 2 cars and leading to:-

**Detached Double Garage**  
**19'2 x 17'3 (5.84m x 5.26m)**

Up and over door; light and power points; PVC door to side; wash hand basin; space and plumbing for washing machine and tumble dryer.

**Gardens**

Fully enclosed front and side gardens laid out in lawn and planted with a selection of ornamental shrubs; spacious paved patio area; enclosed oil fired boiler; PVC oil storage tank.

**Capital / Rateable Value**

£175,000 = Rates Payable £1700.65 Per Annum (Approximately)

**Ground Rent**

£30 per annum

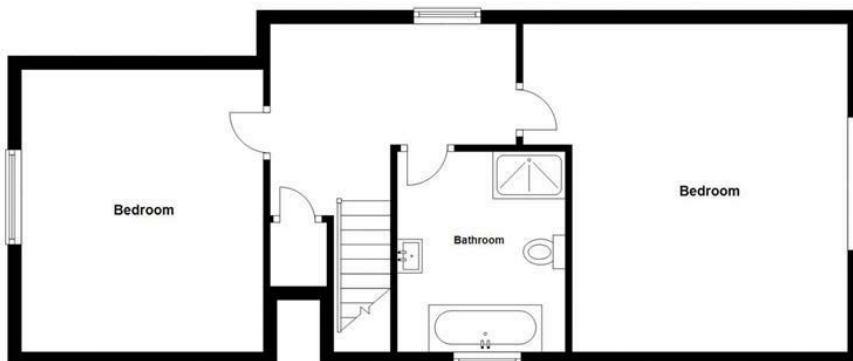
**Ground Floor**

Approx. 91.8 sq. metres (988.6 sq. feet)



**First Floor**

Approx. 56.5 sq. metres (607.9 sq. feet)



Total area: approx. 148.3 sq. metres (1596.5 sq. feet)

















Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	66
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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