

12 Forge Hill Close, Downpatrick Street, Saintfield BT24 7NJ



An excellent opportunity to acquire what is best described as a deceptively spacious FOUR bedroom modern townhouse ideally situated close to the centre of Saintfield and only a short walk from local primary schools with Saintfield High School also close by. Positioned within a small cul-de-sac development of similar styled homes with shared car parking to front and an attached private parking or storage area to side the property enjoys perhaps an unrivalled position. Saintfield market town has a great choice of eateries, coffee shops, stores and boutiques. Designed over three floors with spacious landings and wide staircases the layout is well planned with bright, high ceilings some rooms with wood laminate flooring and attractive timber panelled room doors. It has many special features which includes a W.C. on each floor, gas fire to living room, generous and superbly equipped kitchen with integrated appliances and fashionable casual living or dining space adjacent to a large corner window, a separate utility room with sink unit, oil fired central heating and master bedroom with pleasant rural outlook from a gable window and opening to a sizable walk in shower room. A family shower room occupies the first floor with three of the four bedrooms. The property has low maintenance rustic brick elevations with plastered reveals which are complemented with pleasant light oak veneer UPVC windows and external doors. Early inspection is recommended.

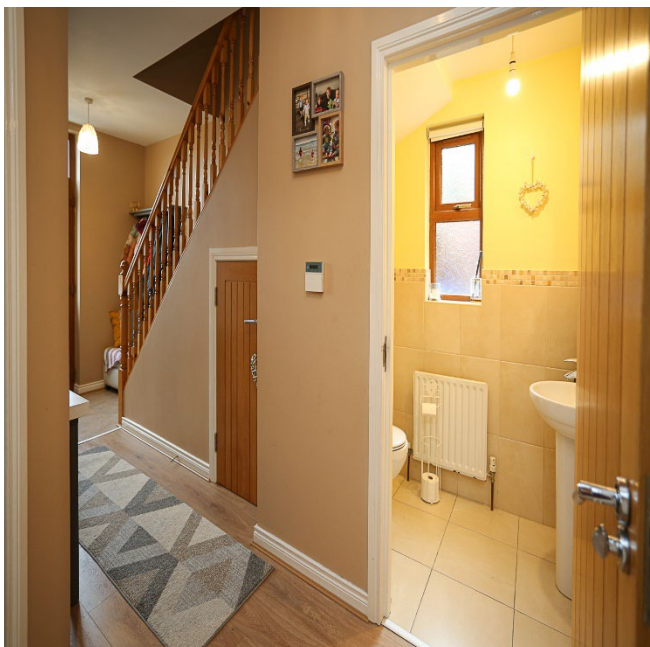
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Asking Price: Offers Invited Around £215,000-00

Entrance Hall: Oak veneer UPVC entrance door with viewing panes, spacious hall with tiled floor and understairs cupboard plus walk in cloakroom with gable window and W.C. Spindled balustrades to stairwell.



Downstairs Cloaks: part tiled walls and tiled flooring, low flush push button W.C and pedestal wash hand basin with chrome mono taps, extractor vented fan. Gable window



Sitting Room: 16/0 x 11/9 with wide plank oak laminated flooring, most attractive high level natural sandstone fireplace with polished granite insert and matching hearth, piped for gas. Wood panelled internal room door and light oak UPVC front window.



Kitchen/Living: 18/3 x 11/9 Superbly presented with part tiled walls and wood effect cushion flooring. Excellent range of contemporary cream high gloss modern floor and wall cupboard units, concealed lighting and including an integrated one and half bowl sink top with mixer tap, range of integrated appliances which include gas hob and electric under double oven and grill with stainless steel chimney extractor hood, dishwasher and space for an American fridge freezer. Seating area to rear adjacent to large glass corner window.



Utility Room: 7/6 x 6/6 with part tiled walls and tiled floor, fitted units with contrasting work including stainless steel sink top, plumbed for automatic washing machine and space for tumble drier. Rear door to enclosed patio.



FIRST FLOOR:
Generous landing area with easy access between rooms



Bedroom 2: 14/9 x 11/9 maximum with light oak laminate flooring and Wood panelled door



Bedroom 3: 12/6 x 9/9 with light oak laminate flooring and Wood panelled door



Bedroom 4: 11/0 x 9/6 maximum with light oak laminate flooring and Wood panelled door



Family Bathroom: 9/6 x 6/3 with part tiled and part wash wipe panelled walls and tiled floor and , white fittings comprising of large floor level walk in shower enclosure with fixed glass screen and floor drain, wall mounted mains operated mixer shower fitting, pedestal wash hand basin with mono chrome tap and low flush push button W.C. (Note: NO current bath)



Separate Hot Press on landing with lagged copper cylinder and immersion heater.
SECOND FLOOR:

Adequate landing area with wall mounted radiator

Master Bedroom: 14/9 x 11/3 with gable wall window PLUS Velux window, light oak laminate flooring



Luxury Ensuite: part tiled walls and tiled floor. Modern white bathroom suite, comprising of corner shower cubicle with curved glass doors with mains shower fitting, low flush push button W.C and pedestal wash hand basin with mono chrome tap. Velux roof window.



Central Heating: Oil fired central heating is installed with boiler and tank positioned at rear

Outside: Off road car parking to side, enclosed brick paved patio to rear (no grass)



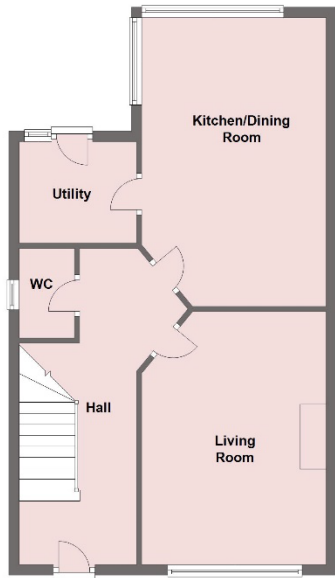
Tenure: Leasehold subject to an Annual Ground Rent

Rates: Land & Property Services web site confirms a Capital Value of £160,000-00 upon which domestic rates are charged. The domestic rates payable to Down District Council for the year commencing 01 April 2022 are £1,395-20

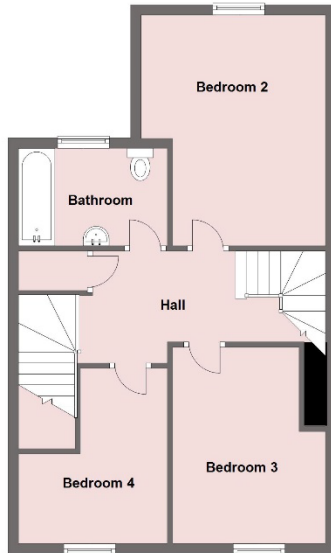
Service Charge: An annual service charge is currently levied in respect of maintaining common landscaped areas.

EPC: Commissioned

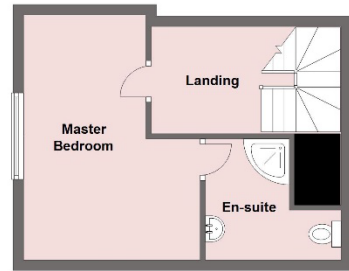
Ground Floor



First Floor



Second Floor



Plan for illustrative purposes only
Plan produced using PlanUp.

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