



Estate Agents & Valuers

www.alannewell.com

☎ 028 9081 2422



A wonderful, traditional, solidly constructed red brick bungalow with character, thoughtful in design with a practical layout incorporating excellent use of the large roof space area which is cleverly accessed via a fixed and concealed staircase. It occupies a prominent position, fronting the main route to and from Belfast upon entering the historic market town of Saintfield where it is close to public transport connections, opposite to the High School and closely accessible to other schools within the area and beyond. The property sits behind mature, well screened boundaries with compact lawn areas to front, side and rear which are not overlooked. Good off road car parking, with direct easy access to Belfast Road is available fronting the garage. The property, which has been well attended over the years continues to display many fine features with plaster corning to reception areas, propane gas central heating with some rooms having more than one radiator, Upvc double glazed windows. The accommodation offers a practical layout with a combination of TWO reception rooms PLUS study area, a generous square shaped kitchen and THREE bedrooms with a main bathroom on the ground floor and a 2nd W.C within the roof space. Opportunity presents to upgrade, improve or even possibly to extend further subject to site survey and any necessary approvals. Early inspection is recommended for full appreciation.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Asking Price: Offer Invited over £229,000

Entrance Hall: 15/7 x 4/6 with double glazed hardwood glazed entrance door and matching side panels, panelled central heating radiator and plaster ceiling cornice.

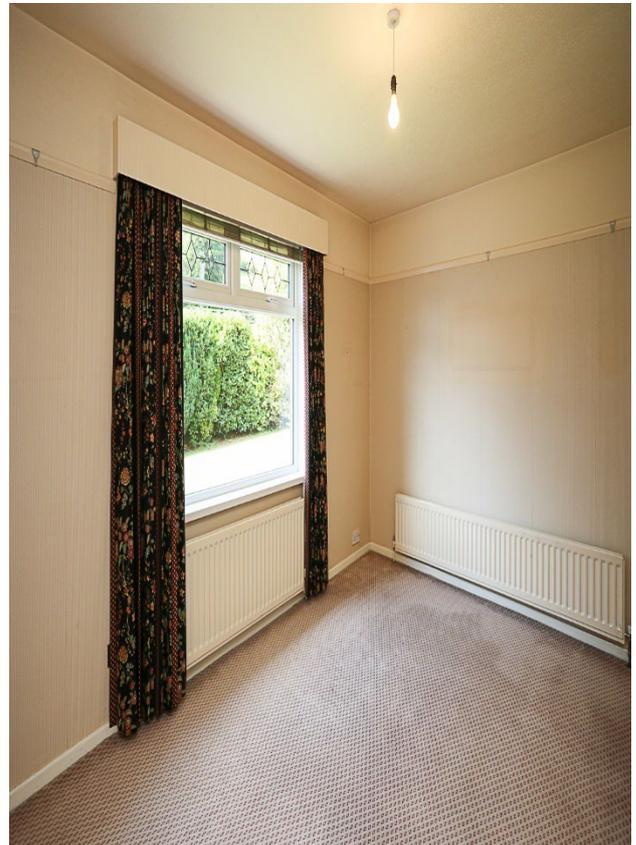


Sitting Room: 15/3 x 12/3 with window overlooking front, tiled fireplace with tiled hearth and open fire grate (not tested) three panelled radiators





Living Room: 15/3 x 12/3 with window to front. Two panelled radiators



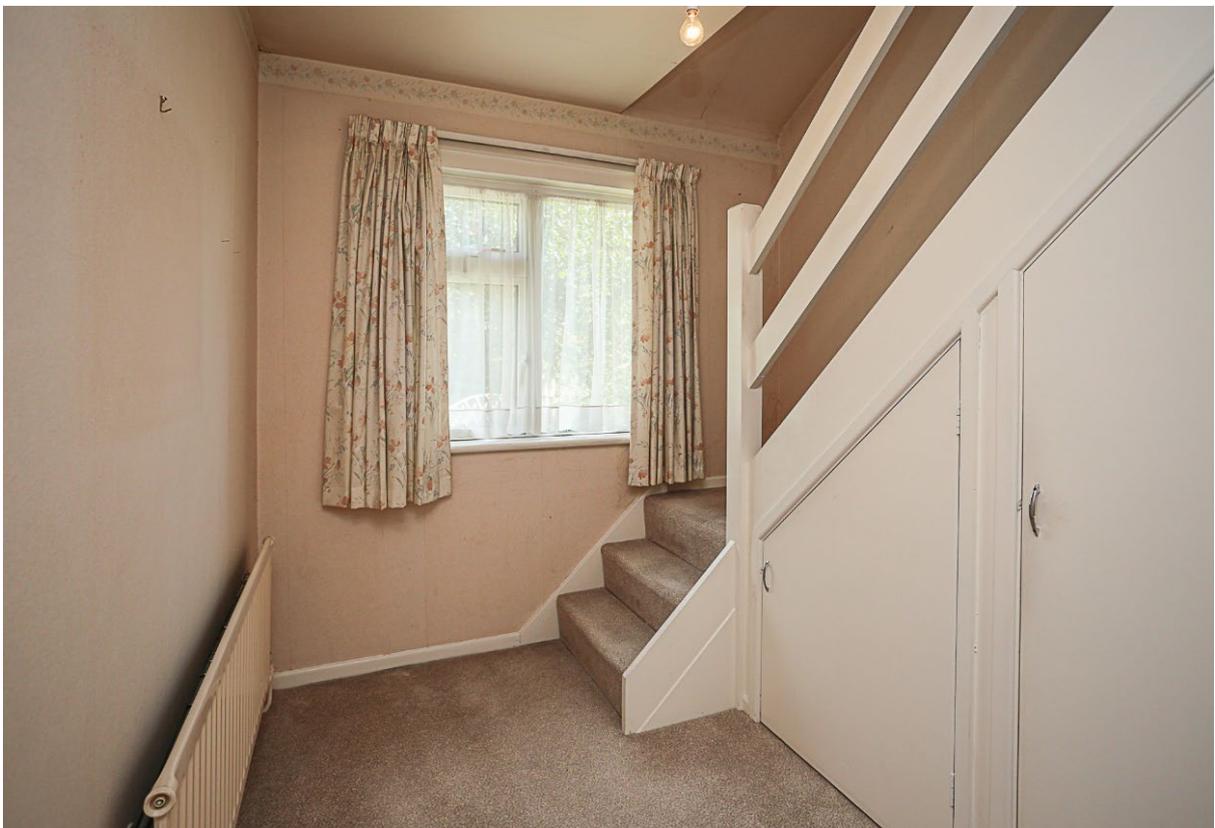
Good Kitchen Area: 12/3 x 9/6 with part tiled walls and ceramic tiled floor. Ceiling strip light. Range of custom designed high and low level floor and wall units with recessed wooded handles and contrasting worktops. Inset stainless steel sink top with chrome mixer taps. Plumbing for washing machine. Space for free standing cooker. Separate shelved larder (were mains water tap is located). Upvc framed glazed external door to side. Pleasant aspect overlooking rear garden.



Bedroom 1: 12/3 x 10/0 with built in wardrobe.



Study Area: 8/9 x 8/3 with concealed staircase leading to First Floor and window to rear garden. Useful understairs storage cloak cupboards.



Main Bathroom: 8/9 x 6/9 with half tiled walls, white suite comprising roll edge metal bath with chrome taps and Redring electric shower unit over. Oval vanity wash hand basin with chrome taps and cupboard under. Low flush W.C. with concealed cistern. Ceiling mounted extractor unit. Hot press with copper cylinder and immersion heater.



First Floor : with high level window brightening the landing 6/9 x 3/9 with walk in access to eaves storage



Bedroom 2: 14/6 x 11/9 with large dormer window. Good headroom.



Bedroom 3: 13/9 x 11/9 with Velux roof window and access to eaves. Good headroom.



Toilet: Useful 2nd W.C with low flush toilet and wash hand basin with splash back, fitted bathroom cupboard.



Central Heating: Propane gas supplied Worcester Greenstar HE gas combi boiler, with twin Propane gas tanks at rear.

Insulation: Roof space and cavity wall insulation is installed

Outside: Short concrete drive with parking for more than one car fronting;



Garage: Semi Detached matching red brick garage 16/9 x 8/0 with electrically operated roller door plus side pedestrian door and rear window. Sealed floor with light and power points.



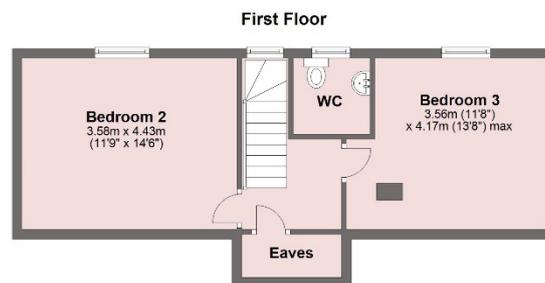
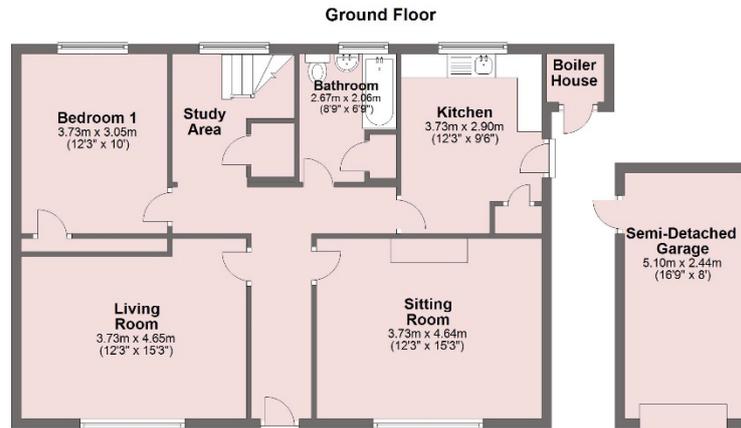
Gardens: Mature well screened gardens front, side and rear laid in lawn with boundary wall pedestrian gate to driveway. Tanalised timber decking area to rear with well positioned hexagonal styled summer house. Metal gated access to side affording privacy and protection.





Tenure: Leasehold (on a long lease) subject to a Ground Rent of £10 per annum.

Rateable Value: Land & Property Services web site confirms a Capital Value of £165,000-00
Upon which information Down District Council have charged domestic rates of £1,438-80
in respect of the year commencing 01 April 2022



Plan for illustrative purposes only
Plan produced using PlanUp.

37 Belfast Road, Saintfield