

# Bill McKelvey

76 Main Street Saintfield BT24 7AB  
www.billmckelvey.co.uk

Estate Agent  
Auctioneer  
Property Consultant

## FOR SALE

### 12 Kirkwood Park Saintfield



Rarely do properties in this quiet development come onto the market and we anticipate a lot of interest in this charming detached house. Kirkwood Park is a desirable location on the edge of the village within walking distance of the Health Centre, Vivo and White Horse Public House and Restaurant. The property has been well maintained and offers bright and spacious accommodation which could easily be adapted to any family's needs.

- **4 Double bedrooms**
- **2 Reception rooms**
- **First floor bathroom and ground floor shower room**
  - **Integral garage**
- **Gas fired central heating**
- **UPVC double glazing**

## T: 028 9751 9996



## **ACCOMMODATION**

### **Hall**

Wooden door with double glazed side panels.  
Glass panelled doors to reception rooms.  
Double panel radiator.

### **Lounge**

11'8 x 19'3 / 3.6 x 5.9m max.  
Feature bay window.  
Decorative fireplace with marble hearth and mantle.

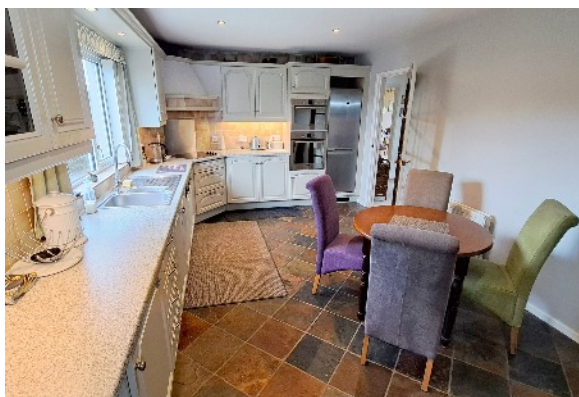


### **Sitting room**

15' x 10'2 / 4.6 x 3.1m  
Patio doors to rear garden.  
Double panel radiator.

### **Kitchen**

10'11 x 15'3 / 3.6 x 4.7m  
Cream painted units with glass display cabinets and under lighting.  
Excellent range of integrated appliances including Bosch stainless steel oven/microwave, stainless steel oven, Hotpoint ceramic hob with extractor over, Bosch dishwasher and Zanussi fridge freezer.  
Stainless steel single drainer sink unit with 1½ basins and mixer tap.  
Tiled floor and part tiled walls.  
Double panel radiator.  
Recessed ceiling spot lights.



### **Utility room**

10'4 x 4'10 / 3.2 x 1.5m  
Range of high and low level units.  
Plumbed for washing machine and space for tumble dryer.  
Tiled floor.  
Double panel radiator.  
PVC and double glazed door to rear garden.  
Door to garage.



### **Garage**

16'11 x 10'1 / 5.2 x 3.1m  
Worcester gas boiler.  
Wash hand basin.  
Up and over door currently covered with insulation.

### **Shower room**

6'7 x 6'5 / 2 x 2m  
Shower enclosure with Redring electric shower.  
Pedestal wash hand basin and WC.  
Tiled floor and part tiled walls.  
Mirror with lights over.



## First floor

### Landing

Access to loft.

### Study / Bedroom 2

11'10 x 10'3 / 3.6 x 3.1m

Velux window.

Double panel radiator.

Access to eaves which is floored for storage.



### Bedroom 3

9'9 x 11'1 / 3 x 3.4m

Single panel radiator.

### Bedroom 4

9'4 x 11'1 / 2.9 x 3.4m

Range of fitted wardrobes and dressing table.

Single panel radiator.



### Bedroom 1

14'2 x 11'9 / 4.3 x 3.6m

Excellent range of fitted furniture including wardrobes, dressing table and glass bedside shelves.

Double panel radiator.

### Bathroom

9'5 x 8'3 / 2.9 x 2.5m max.

Modern white suite comprising bath with mixer tap and shower head, vanity sink unit with mixer tap, storage below and mirror over, WC and large shower enclosure with glass door.

Airing cupboard with shelving and radiator.

### Exterior

Tarmac driveway with ample parking space.

Front garden laid out in lawn with range of mature trees and shrubs.

Rear garden laid out in lawn with paved patio area.

Bounded by mature trees and fencing with gates either side.

Wooden shed and summer house.

Outside tap.

Exterior lights at front and back doors and at the driveway.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Price:** Offers in the region of £299,950.

**Rateable Capital:** £200,000.00 (From Ipsni.gov.uk)

**Rates payable per annum:** Approximately £1,849.

**Tenure:** Leasehold; ground rent £22.50 per annum.

**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 Ballynahinch Road. Kirkwood Park is the last development on the right. Turn into the cul-de-sac on the left and No. 12 is on the left near the end of the street.

*(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).*