

Bill McKelvey

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

Estate Agent
Auctioneer
Property Consultant

FOR SALE

113 Roes Hill Laurencetown



A bright, modern family home benefiting from the addition of a conservatory leading onto a beautifully landscaped garden backing onto countryside. Situated in a popular residential area within walking distance of the village school, community centre and shops. The town of Banbridge is ten minutes away with regular busses to well-regarded secondary schools and excellent links to Lisburn and Newry.

3 Bedrooms
Family kitchen, dining room, sun room
Garage & shed
Oil fired central heating
UPVC double glazing

T: 028 9751 9996



ACCOMMODATION

Entrance hall

Wood effect laminate flooring.
Telephone point.
Stairs to first floor.

Cloak room

WC and wash hand basin.



Lounge

12'4 x 15'9 / 3.8 x 4.8m
Multi fuel stove with slate hearth.
TV aerial and telephone points.
Recessed ceiling spot lights.

Kitchen

19'3 x 10'4 / 5.9 x 3.2m
Excellent range of high and low level units with walnut effect shaker style doors.
Indesit stainless steel double oven.
Indesit ceramic hob.
Large stainless steel extractor hood and splash back.
Stainless steel single drainer sink unit with mixer tap.
Plumbed for washing machine.
Tiled floor and part tiled walls.
Recessed ceiling spot lights.
Amble space for dining table.
Door to rear garden.
Open plan to:



Conservatory

8'6 x 8'11 / 2.6 x 2.7m
Door to rear patio.



First floor

Spacious landing with window.
Hot-press with Dimplex insulated water tank and shelving.



Bathroom

7'1 x 6'7 / 2.2 x 2m

Bath with shower over and curved glass screen.

Pedestal wash hand basin.

WC.

Tiled floor and walls with inset mirror.

Extractor fan.

Recessed ceiling spot lights.

Bedroom 1

12'6 x 11'10 / 3.8 x 3.6m

Telephone point.

Access to loft which is floored for storage.

Bedroom 2

9'3 x 13'2 / 2.8 x 4m

Telephone point.

Bedroom 3

8'7 x 9'8 / 2.7 x 3m max.

Integral high level storage cupboard.



Exterior

Front garden laid out in lawn with path to front door.

Tarmac driveway leading to garage.

Steel garage

13' x 16' / 4 x 5m

Roller door and pedestrian door to the side.

Power and light.

Rear window.

Work bench.



West facing rear garden.

Rockery with waterfall and excellent range of plants.

Well stocked borders.

Vegetable plots.

Large Wooden shed.

Outside tap.

Exterior lights at front and rear doors.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	68 D
39-54	E		
21-38	F		
1-20	G		

Price: Offers in the region of £189,500.

Rateable Capital: £80,000.00 (From lpsni.gov.uk).

Rates payable per annum: Approximately £809.

Tenure: Believed to be Freehold.

Management Fee: £85 per annum for maintenance of communal green spaces.

Viewing: Strictly by appointment with agent.

Directions: Three miles from Banbridge via the A26 and A50. From the Banville Hotel take the first exit off the roundabout onto the A50 towards Craigavon. In less than half a mile turn right into Roes Hill. Go to the very end of the road and turn left. 113 is on the right.

(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).