Tim Martin .co.uk

3 Todd's Hill
Saintfield
BT24 7AR

Rent
£850 Per Month

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SUMMARY

A well presented townhouse, situated in the heart of Saintfield village and within convenient commuting distance to Downpatrick, Lisburn and Belfast.

The property has been recently modernised and redecorated throughout and is fitted with oil fired central heating and double glazed windows. The accommodation comprises of two reception rooms, modern fitted kitchen, three excellent sized bedrooms and bathroom fitted with a modern white suite. Outside, the property enjoys spacious gardens with garage and store. The property is available immediately on an unfurnished basis.

Saintfield village boasts a wonderful selection of local boutiques, coffee shops, restaurants, primary and secondary schools and an excellent road and public transport network.

RENT: £850.00 per month
RATES: Landlord Pays rates
DEPOSIT: £850.00

- Well Presented Townhouse In Saintfield Village
- Recently Modernised And Redecorated
- Three Excellent Sized Bedrooms
- Spacious Lounge And Living Room
- Modern Fitted Kitchen And Bathroom
- Oil Fired Central Heating And Double Glazed Windows
- Garage And Store To The Rear
- Available Immediately / Unfurnished
- Within Walking Distance To Local Boutiques, Restaurants, Local Schools And Public Transport
- Convenient Commuting Distance To Downpatrick, Lisburn And Belfast

Entrance Hall
Tiled floor

Lounge
22'0" x 10'9 into bay window (6.71m x 3.28m into bay window)
Tiled fireplace with matching hearth and a modern fire surround; recessed spot lighting.

Living Room
18'0" x 7'11 (5.49m x 2.41m)
Recessed spot lighting; under stairs storage cupboard.

Kitchen
14'5" x 10'4" (4.39 x 3.15)
Range of modern wood laminate high and low level cupboards and drawers incorporating a single drainer stainless steel sink unit with mono mixer tap; 'Powerpoint' electric cooker and hob; extractor hood over; 'Indesit' fridge/freezer; 'Candy' washing machine; formica worktops; tiled splashback; tiled floor; door to rear.

First Floor Landing
Access to roofspace; hotpress with copper cylinder;

Bedroom 1
17'11" x 10'9 (5.46m x 3.28m)

Bedroom 2
11'6" x 10'3" maximum measurements (3.51m x 3.12m maximum measurements)
Through to:-

Bedroom 3
9'11" x 6'11" (3.02 x 2.11)

Bathroom
7'9" x 6'11" maximum measurements (2.36m x 2.11m maximum measurements)
Modern white suite comprising, panelled bath with mixer tap; electric shower unit over with wall mounted telephone shower attachment; close coupled wc; pedestal wash hand basin.

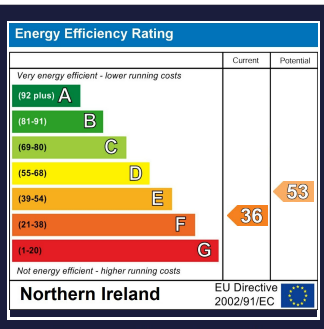
Outside
Double wooden gates and shared driveway leading to the rear of the property.

Store
12'10 x 1'8 (3.91m x 0.51m)
'Warmflow' oil fired boiler; light and power point.

Garage
18'8 x 14'8 (5.69m x 4.47m)
Up and over door; light and power point.

Gardens
Enclosed rear gardens laid out in lawn; concrete patio area; parking space to the front.

Store
12'10 x 10'8 (3.91m x 3.25m)
'Warmflow' oil fired boiler; light and power point.



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