Tim Martin .co.uk



29 Killyleagh Road Killinchy BT23 6TD

Rent £900 Per Month

www.timmartin.co.uk Telephone 028 91 878956

SUMMARY

A beautifully positioned detached cottage, situated approximately ½ mile from Balloo in this pleasing rural location with far reaching views over the surrounding countryside.

Boasting well appointed accommodation comprising of two bedrooms, two reception rooms, modern fitted kitchen with dining area, utility room and a bathroom, fitted with a modern white suite, the cottage is further complimented by oil fired central heating, double glazing and a detached double garage. Gardens to the front and side of the property are laid out in lawn. The property is available immediately on an unfurnished basis.

Balloo is only a short distance away which is home to the renowned Balloo House restaurant, Crafty Fox gift shop, McCanns convenience store and filling station, with Killinchy primary school and Strangford Lough also within close proximity. Downpatrick, Newtownards and Belfast are easily accessible by an excellent road network as too is the Ulster Hospital and Stormont.

RENT: £900.00 per month RATES: Landlord pays rates DEPOSIT: £900.00

Sorry, no pets.

- Well Presented Detached Cottage Situated in This Pleasing Rural Location Approximately 1/2 Mile from Balloo
- Two Well Proportioned Bedrooms
- · Spacious Lounge and Separate Living Room
- Modern Fitted Kitchen with Dining Area and Separate Utility Room
- · Bathroom Fitted with a Modern White Suite
- Oil Fired Central Heating and Double Glazing
- · Gardens Laid Out in Lawn and Detached Double Garage
- Close to Balloo, Killinchy, Whiterock and Strangford Lough
- · Convenient Commuting Distance to Downpatrick, Newtownards and Belfast
- · Available Immediately on an Unfurnished Basis

Entrance Hall

Glazed PVC entrance door; wood laminate floor; telephone connection point; corniced ceiling;

Lounge

11'4 x 10'6 (3.45m x 3.20m)

Marble fireplace with matching hearth; open fire; wood laminate floor; corniced ceiling; tv aerial connection point;

Kitchen / Dining Area

25'0 x 7'8 (7.62m x 2.34m)

Excellent range of modern wood laminate high and low level cupboards and drawers incorporating single drainer stainless steel sink unit with swan neck mixer tap; integrated Beko electric oven with Beko 4 ring ceramic hob; extractor hood over; Hoover fridge / freezer; glazed pvc door to rear;

Utility Room

7'0 x 3'10 (2.13m x 1.17m)

Space and plumbing for washing machine; Worcestor oil fired boiler; part tiled walls;

Living Room

14'8 x 10'8 (4.47m x 3.25m)

Red brick fireplace with tiled hearth; wood laminate floor; sliding door to side;

Bedroom 1

11'6 x 8'2 (3.51m x 2.49m)

Bedroom 2

11'6 x 9'9 (3.51m x 2.97m)

Bathroom

6'2 x 6'0 (1.88m x 1.83m)

White suite comprising panelled bath with mixer tap; Redring electric shower unit and wall mounted telephone shower attachment; close coupled wc; part tiled walls; vinyl floor; towel radiator; recessed spotlights;

Outside

Bitmac driveway; gardens to the front and side laid out in lawn;

Detached Garage

19'10 x 18'1 (6.05m x 5.51m)

Roller shutter door; side access; light and power points; single drainer stainless steel sink unit;

















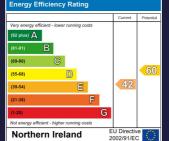












Comber 27 Castle Street, Comber, BT23 5DY T 028 91 8789596

Saintfield 1B Main Street, Saintfield, BT24 7AA T 028 97 568300

Tim Martin & Company for themselves and for the vendors of this property have endeavoured to prepare these sales details as accurate and reliable as possible for the guidance of intending purchasers or lessees. These particulars are given for general guidance only and do not constitute any part of an offer or contract. The seller and us as agents, do not make any representation or give any warranty in relation to the property. We would recommend that all information contained in this brochure about the property be verified by yourself or professional advisors. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty will be given as to their condition. All measurements contained within this brochure are approximate. Please contact us prior to viewing the property. If there is any point of particular importance to you we would be pleased to provide additional information or make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.