

**Tim Martin**  
— .co.uk



7 Largy Road  
Crumlin  
BT29 4AH

Rent  
£1,250 Per Month

[www.timmartin.co.uk](http://www.timmartin.co.uk)  
Telephone 028 91 878956

## SUMMARY

A spacious detached farmhouse residence set in generous mature gardens, situated a brisk walk from the village. The property has undergone extensive renovations and includes a modern integrated kitchen and contemporary shower room.

The accommodation comprises of 3 reception rooms, 4 bedrooms, kitchen, utility room and shower room. Oil fired heating has been installed including a new condensing boiler. The property is ready for immediate occupation.

RENT: £1250.00

RATES: Landlord will pay rates.

DEPOSIT: £1250.00

NB: Outbuildings are not included with the tenancy.

Sorry, no pets.

- Modernised Detached Farmhouse
- Spacious Mature Gardens
- Modern Integrated Kitchen
- Contemporary Shower Room
- 3 Reception Room
- 4 Bedrooms
- Oil Fired Central Heating
- Ready For Immediate Occupation

### Entrance Porch

Quarry tiled floor;

### Entrance Hall

### Lounge

Inglenook fireplace with carved hardwood surround; Rayburn fire on tiled hearth; corniced ceiling;

### Dining Room

Arched recessed display niche;

### Rear Hall

Quarry tiled floor; storage cupboard under stairs;

### Family Room

Cast iron fireplace with slate hearth; built-in bookcase with glazed doors;

### Kitchen

Blanco compound single drainer sink unit with chrome mixer taps; extensive range of modern laminate eye and floor level cupboards and drawers; formica worktops; integrated Nordmende double electric ovens and four ring ceramic induction hob with extractor unit over; Nordmende dishwasher; double doors to garden; ceramic flagged floor;

### Utility Room

Single drainer stainless steel sink unit with mixer taps; formica worktop with cupboards under; AEG washing machine; boiler cupboard with Grant condensing oil fired boiler; quarry tiled floor;

### WC

Separate close coupled wc;

### First Floor Landing

### Bedroom 1

Double built-in wardrobe and matching cupboard; range of eye level cupboards;

### Shower Room

White suite comprising rectangular walk-in tiled shower with Mira Sport electric shower; glass shower panel; vanity unit with fitted wash hand basin and chrome Mono mixer tap; cupboards under; mirror and strip light with shaver socket over; close coupled wc; hotpress with insulated copper cylinder; ceramic tiled walls and floor;

### Bedroom 2

### Bedroom 3

### Bedroom 4

### Outside

Double wrought iron gates to enclosed bitmac yard;

### Gardens

Spacious mature gardens to front, side and rear laid out in lawns and planted with a selection of ornamental and flowering shrubs and mature trees including Ash, Oak and Beech.









Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	40
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>Northern Ireland</b>	

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

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

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