

Tim Martin
— .co.uk



2 Cotswold Close
Ballynahinch
BT24 7FQ

Rent
£750 PCM

www.timmartin.co.uk
Telephone 028 91 878956

SUMMARY

A spacious modern semi-detached house set in this quiet cul-de-sac within easy walking distance of the village centre, public transport and the open countryside. The property, built in recent years, to a high specification, offer generous, well appointed accommodation including open plan lounge/dining/kitchen, three good sized bedrooms and bathroom with contemporary white suite. The property is tastefully decorated and presented.

* 6-12 MONTH LEASE ONLY *

DEPOSIT: £750.00

- Modern Semi-Detached Home
- Convenient to Village
- 3 Bedrooms
- Open Plan Kitchen / Living / Dining
- Modern Integrated Kitchen
- Contemporary White Sanitary Ware
- Oil Fired Central Heating
- Double Glazing

Entrance Hall

Telephone connection point; storage space under stairs; wood laminate floor.

Cloakroom

White suite comprising small pedestal wash hand basin with chrome mixer tap; close coupled wc; ceramic tiled floor; extractor fan; chrome heated towel radiator; 12 volt lighting.

Lounge / Dining

Carved limestone fireplace with polished black granite hearth; tv and telephone connection points; open through to:-

Kitchen

Single drainer stainless sink unit with mixer taps; good range of laminate eye and floor level cupboards and drawers; wood laminate worktops and matching peninsula breakfast bar; integrated 'Indesit' electric under oven and four ring ceramic hob with stainless steel splashback and extractor canopy over; ceramic tiled floor; open plan to dining; 12 volt lighting; glazed uPVC door; space for fridge; space and plumbing for washing machine.

First Floor Landing

Airing cupboard with fitted shelves.

Bedroom 1

Telephone connection point.

Bedroom 2

TV aerial connection point.

Bedroom 3

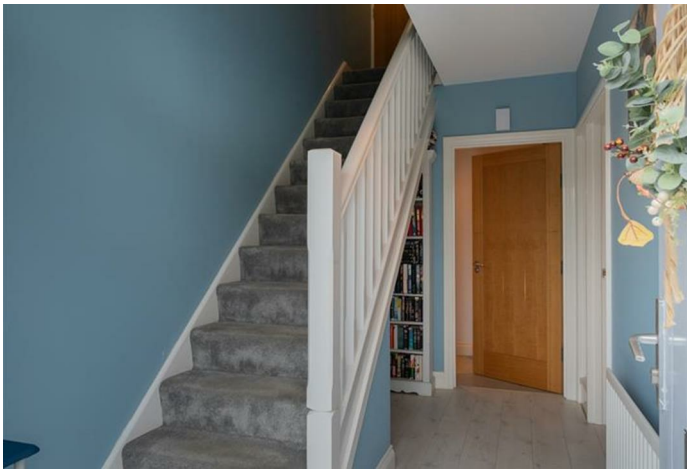
TV aerial connection point.

Bathroom






White suite comprising panelled bath with chrome mixer taps and telephone shower attachment; 'Redring Expressions 500S' electric shower over; fitted glass shower panel; small pedestal wash hand basin with chrome mono mixer tap; close coupled wc; part tiled walls; 12 volt lighting; extractor fan; ceramic tiled floor; electric shaver point.


Gardens

Small garden to front with twin bitmac parking bays. Enclosed garden to rear laid out in lawns; boiler house with oil fired boiler; pvc oil storage tank.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		80	80
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Northern Ireland		EU Directive 2002/91/EC 	

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.