

Tim Martin
—
.co.uk



**77b Ballyrainey Road
Comber
BT23 5JU**

**Rent
£895 Per Month**

**www.timmartin.co.uk
Telephone 028 91 878956**

SUMMARY

Set in this beautiful rural location this detached cottage is situated on a slightly elevated site overlooking the countryside and towards the Mourne Mountains.

The cottage is available immediately and offers spacious modern accommodation comprising lounge, two bedrooms, kitchen with integrated appliances and modern bathroom with four piece white suite.

The property is further enhanced by oil fired central heating, a pressurised water system and double glazing.

This detached cottage could not be better located for those looking to escape to the countryside and enjoy some peace and quiet. The Comber Greenway is within walking distance providing beautiful walks/cycles whilst Newtownards and Belfast are extremely convenient for the commuter.

RENT: £895.00 per month

DEPOSIT: £895.00

RATES: Landlord to pay rates

- Detached Cottage
- Open Plan Kitchen through to Lounge
- Two Bedrooms
- Oil Fired Central Heating
- Double Glazing
- Views Over Surrounding Countryside
- Available Immediately

Entrance Hall

Upvc entrance door; wood laminate floor.

Lounge

17'1" x 8'11" (5.21m x 2.72m)

Wood laminate floor; recessed spotlights; open through to:

Kitchen

16'6" x 9'9" (5.03m x 2.97m)

Excellent range of light oak high and low level cupboards and drawers incorporating 1? tub stainless steel sink unit with mixer taps; integrated electric double oven; Creda four ring ceramic hob with concealed extractor fan over; fridge freezer; formica worktops; tiled splashback; tiled floor; recessed spotlights.

Rear Hall

Wood laminate floor; upvc rear door; hotpress with water tank.

Bedroom 1

11'10" x 8'11" (max meas) (3.61m x 2.72m (max meas))

Wood laminate floor; recessed spotlights.

Bedroom 2

12'4" x 9'0" (3.76m x 2.74m)

wood laminate flooring; recessed spotlights.

Bathroom

9'8" x 5'7" (2.95m x 1.70m)

White suite comprising panel bath; pedestal wash hand basin; close coupled wc; separate shower with Mira Sport shower unit; recessed spotlights.

Outside

Gardens to be sown down to grass; beautiful views towards the open countryside.





OPEN VIEWING TUESDAY 2 JULY
5 - 5.30 PM







77B BALLYRAINEY ROAD
COMBER
BT23 5TU

Tim Martin
_co.uk












Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(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.