



TO LET

## 9 The Saddlery

Parkgate, Ballyclare, BT39 0EE

£1,250 Per month

 4  3  2  B



Nest Estate Agents are delighted to bring to the rental market this well-presented semi-detached home located in the exclusive development of The Saddlery, Parkgate

Parkgate is a quiet rural village which is a short drive from surrounding towns such as Antrim, Ballyclare and Glengormley. The M2 motorway is close to hand making this property ideal for those commuting to the city centre. There is a local Primary School, shops and amenities in walking distance to this home.

This property has been well maintained throughout, offering four bedrooms, master with ensuite, spacious open plan modern kitchen dining area with utility room and integrated appliances, living room with wood burning stove and modern family bathroom. Externally the property has a private enclosed rear garden and driveway with off road parking.

We anticipate there will be strong interest in this part-furnished property and early inspection is highly recommended.

Contact our office on 028 9343 8090 or email [hello@nestestateagents.com](mailto:hello@nestestateagents.com) to arrange your own personal viewing. Please note: no pets, 12 months initial term. Application forms are available from our website.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	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> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (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> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
	<b>85</b> <b>85</b>		
Northern Ireland EU Directive 2002/91/EC		Northern Ireland EU Directive 2002/91/EC	

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