

**Tim Martin**  
— .co.uk



8 Killybawn Road  
Saintfield  
BT24 7JP

To Let  
£1,200 Per Month

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## SUMMARY

A beautifully presented detached family home, situated in this pleasing rural location, close to Saintfield and Crossgar villages, yet within a convenient commute to Downpatrick and Belfast.

The property, fitted with oil fired central heating and uPVC double glazing has been recently refurbished and modernised throughout, boasting superbly appointed accommodation. The ground floor enjoys a spacious lounge with wood burning stove, separate living room / fourth bedroom, newly fitted contemporary kitchen with integrated appliances and utility room with separate WC. The first floor boasts three excellent sized bedrooms, study area and a bathroom, fitted with a modern white suite.

Outside, spacious enclosed gardens to the front of the property are laid out in lawn with mature trees and boast a beautiful aspect over the surrounding countryside, whilst a separate store is located to the side.

Saintfield (3 miles) and Crossgar (2.5 miles) boast a wonderful selection of local boutiques, coffee shops, restaurants, churches, and an excellent choice of primary and secondary schools.

RENT: £1200.00 per month

RATES: Landlord to pay rates

DEPOSIT: £1200.00

SORRY, No pets

## FEATURES

- Beautifully Presented Detached Family Home - Recently Refurbished And Modernised
- Four Excellent Sized Bedrooms (One Bedroom To Ground Floor)
- Spacious Lounge With Wood Burning Stove
- Contemporary Fitted Kitchen With Dining Area
- Utility Room With Separate WC
- Principal Bathroom Fitted With A Modern White Suite
- Oil Fired Central Heating And uPVC Double Glazing
- Enclosed Front Gardens Laid Out In Lawn With Rural Aspect
- Convenient To Saintfield, Crossgar, Downpatrick And Belfast City Centre
- Available Immediately On An Unfurnished Basis

**ENTRANCE PORCH:**

Glazed upvc entrance door;

**ENTRANCE HALL:****LOUNGE:**

**15'9" x 14'3" (max meas) (4.80m x 4.34m (max meas))**

Inglenook style fireplace with wood burning stove; tv aerial connection point;

**LIVING ROOM / BEDROOM (4):**

**15'0" x 12'4" (4.57m x 3.76m)**

**KITCHEN / DINING AREA:**

**19'11" x 8'0" (6.07m x 2.44m )**

Range of modern high and low level cupboards and drawers incorporating single drainer stainless steel sink unit with swan neck mixer taps; integrated Zanussi electric under oven with four ring ceramic hob; stainless steel splashback; extractor hood over; fridge / freezer; Beko dishwasher; formica worktop with matching upstands; vinyl floor;

**UTILITY ROOM / WC:**

**9'4" x 7'11" (2.84m x 2.41m )**

Hoover washing machine and Hoover tumble dryer; formica worktop; WC with close coupled wc and wall mounted wash hand basin with mino mixer tap; vanity unit;

**REAR PORCH:**

Glazed upvc door;

**FIRST FLOOR / LANDING:**

Access to roofspace;

**BEDROOM (1):**

**16'10" x 14' 3" (5.13m x 4.27m 0.91m)**

**BEDROOM (2):**

**17'5" x 14'7" max meas (5.31m x 4.45m max meas)**

Corniced ceiling;

**BEDROOM (3):**

**12'8" x 8'4" (3.86m x 2.54m )**

Built-in storage cupboard with cupboards over;

**BATHROOM:**

**9'0" x 8'4" (2.74m x 2.54m )**

Modern white suite comprising panelled bath with mixer tap; separate shower cubicle with Mira Vie electric shower unit and wall mounted telephone shower attachment; close coupled wc; wall mounted wash hand basin with mono mixer tap and vanity unit under; pvc wall panelling; towel radiator; extractor fan; hotpress with insulated copper cylinder;

**OUTSIDE:**

Concrete driveway leading to the front of the residence and to:

**STORE (1):**



**STORE (2):**

**GARDENS:**

Front garden laid out in lawn and planted with mature trees; enclosed patio to rear; outside lights and water tap; pvc oil tank; oil fired boiler;

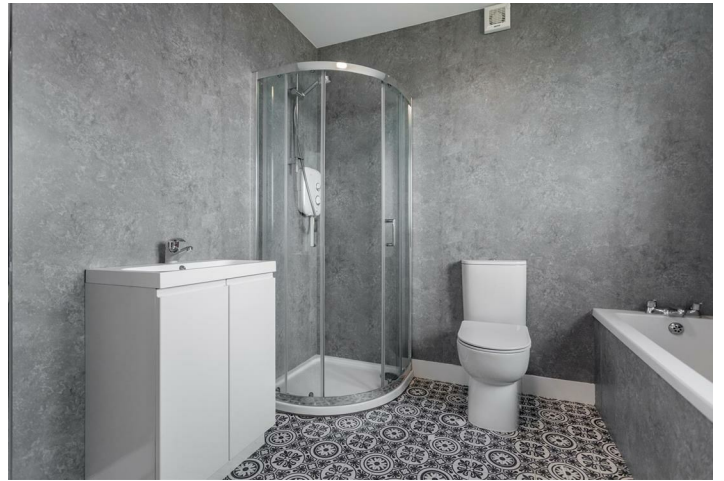
















Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		55	55
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

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

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