

Tim Martin
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30 Derryboye Road
Killinchy
BT23 6TP

Rent
£875 Per Month

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SUMMARY

* OPEN VIEWING *

Wednesday, 25th September 2024 between 4pm and 5pm - no need to book.

A beautiful detached country cottage situated in this most fantastic rural location, yet only 2 miles from Balloo and Killinchy village. Fitted with oil fired central heating and double glazing, the property offers spacious accommodation which includes lounge with open fire, 3 bedrooms (1 with shower), fitted kitchen and a separate bathroom.

Outside, the property is approached by a spacious drive which provides ample parking. Two stores are located to the side of the property whilst enclosed gardens provide ample entertaining space for all to enjoy.

The property is ready for immediate occupation on an unfurnished basis and will suit the needs of those looking to live life in the country with convenience of location in mind.

RENT: £875.00 per month

RATES: Landlord to pay rates

DEPOSIT: £875.00

NOTE: Sorry, no pets. The gardens at the property at the responsibility of the tenant to maintain. The option for a gardener to cut the grass may be available to tenants at a cost to be agreed.

- Detached Country Cottage
- 3 Bedrooms / 1 Reception
- Fitted kitchen
- Oil Fired Central Heating
- Double Glazing
- Large Gardens
- Two Stores

Entrance

Upvc entrance door

Lounge

14'0 x 13'3 (4.27m x 4.04m)

Tiled fireplace with matching hearth; open fire; uPVC door to rear gardens.

Kitchen

12'0 x 9'10 (3.66m x 3.00m)

Excellent range of wood laminate high and low level cupboards and drawers incorporating 1½ tub stainless steel sink unit with mixer taps; space for electric cooker with concealed extractor fan and light over; space for fridge and plumbing for washing machine; formica worktops; Marble effect; tiled splashback; tiled floor; uPVC door to rear;

Bedroom 1

14'0 x 13'6 (4.27m x 4.11m)

Double Room

Rear Hallway

Built-in cloakroom; hotpress with insulated copper cylinder;

Bedroom 2

9'7 x 8'11 (2.92m x 2.72m)

Single room

Bedroom 3

14'6 x 11'1 (4.42m x 3.38m)

Double room; separate fully enclosed shower cubicle with Mira Excel shower unit with thermostatically controlled shower and wall mounted telephone shower attachment;

Bathroom

7'1 x 5'11 (2.16m x 1.80m)

White suite comprising panelled bath; low flush wc; pedestal wash hand basin; part tiled walls; tiled floor; electric light and shaver point;

Outside

Spacious gravel / bitmac driveway providing ample parking space;

Store 1

13'8 x 13'1 (4.17m x 3.99m)

with oil fired boiler; light and power points; electric meter box;

Store 2

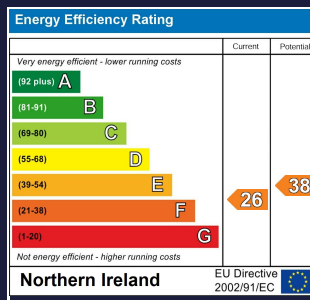
14'5 x 12'11 (4.39m x 3.94m)

light point

Gardens

Beautiful gardens laid out in lawn with fantastic views over the surrounding countryside. The gardens at the property are the responsibility of the tenant to maintain. The option for a gardener to cut the grass may be available to tenants at a cost to be agreed.





Comber ■
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Saintfield
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