

**Tim Martin**  
.co.uk



7 Hillview  
Killyleagh  
BT30 9UL

**£950 Per Month**

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## SUMMARY

**\*\* SHORT TERM FURNISHED LET - 6 MONTHS ONLY \*\***

A beautifully presented semi detached property, situated in this quiet cul-de-sac in Shrigley, just outside Killyleagh village.

The property is available furnished and on a short term lease (6 months). The accommodation comprises of a spacious lounge with open fire, modern fitted kitchen with dining area which opens through to the bright and spacious sun room, overlooking the rear gardens and surrounding countryside. The first floor enjoys three excellent sized bedrooms and shower room, fitted with a modern white suite. The property also benefits from oil fired central heating, uPVC double glazing, large detached garage and easily maintained front and rear gardens.

Killyleagh village is only a short distance away boasting local boutiques, coffee shops and restaurants. Strangford lough is close by where you can enjoy a wealth of water sports and beautiful coastal walks. An excellent road network and public transport links makes for a convenient commute to Downpatrick, Newtownards and Belfast city centre.

RENT: £950.00 per month

RATES: Landlord pays rates

DEPOSIT: £950.00

## FEATURES

- Beautifully Presented Semi Detached Property Situated Within This Quiet Cul-De-Sac
- Spacious Lounge With Open Fire
- Modern Fitted Kitchen With Dining Area Opening Through To The Spacious Sun Room
- Three Excellent Sized Bedrooms
- Shower Room Fitted With A Modern White Suite
- Oil Fired Central Heating And uPVC Double Glazing
- Spacious Driveway Leading To Large Detached Garage
- Easily Maintained Front And Rear Gardens With Open Aspect To The Rear
- Available Furnished On A Short Term Lease (6 Months)
- Within Close Proximity To Killyleagh Village, Local Amenities, Primary School And Public Transport

## **Entrance Hall**

Glazed uPVC entrance door; tiled floor; built-in storage cupboard.

## **WC**

Modern white suite comprising, low flush wc; wall mounted wash hand basin with mono mixer tap and vanity unit under; tiled floor.

## **Lounge**

**14'5 x 12'7 (4.39m x 3.84m)**

Cast iron style fireplace with open fire; slate tiled hearth; oak fire surround; cornice ceiling; tv aerial connection point; glazed double doors through to:-

## **Kitchen / Dining Area**

**21'3 x 9'11 (6.48m x 3.02m)**

Excellent range of painted finish high and low level cupboards and drawers with matching glazed display cupboards and incorporating a 1½ tub stainless steel sink unit with mixer taps; integrated 'Belling' electric under oven with 'Baumatic' 4 ring gas hob; extractor hood over; space and plumbing for dishwasher; 'Zanussi' fridge/freezer; wood laminate and granite worktops; wood laminate floor; open through to:-

## **Sun Room**

**14'4 x 11'9 (4.37m x 3.58m)**

Tiled floor; glazed uPVC doors to rear.

## **First Floor / Landing**

Access to roofspace; hotpress with insulated copper cylinder.

## **Bedroom 1**

**12'7 x 11'2 (3.84m x 3.40m)**

Wood laminate floor.

## **Bedroom 2**

**9'11 x 9'8 maximum measurements (3.02m x 2.95m maximum measurements)**

Built-in storage cupboard; wood laminate floor.

## **Bedroom 3**

**13'4 x 9'11 (4.06m x 3.02m)**

Wood laminate floor.

## **Shower Room**

**7'5 x 6'1 (2.26m x 1.85m)**

Modern white suite comprising, tiled shower cubicle with 'Mira Sport' electric shower unit and wall mounted telephone shower attachment; wash hand basin with mono mixer tap and vanity unit under; close coupled wc; tiled floor and walls; towel radiator; recessed spot lighting; extractor fan.

## **Outside**

Spacious driveway leading to:-

## **Detached Garage**

**22'1 x 15'9 maximum measurements (6.73m x 4.80m maximum measurements)**

Roller shutter door; glazed uPVC door to side; light and power points; space and plumbing for washing machine and tumble dryer; 'Warmflow' oil fired boiler.

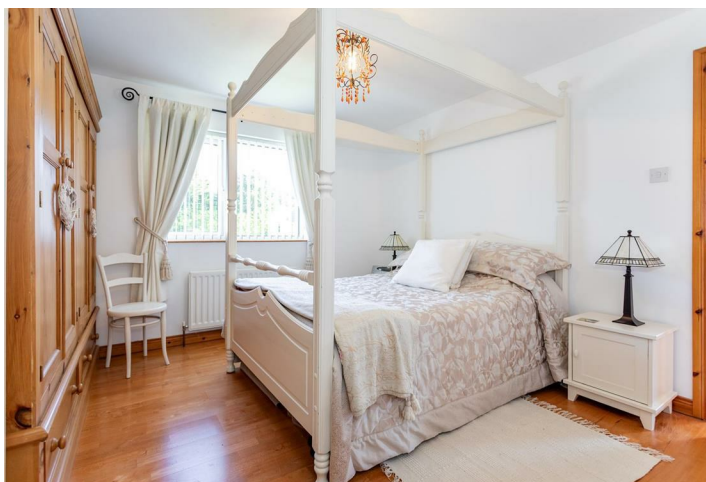
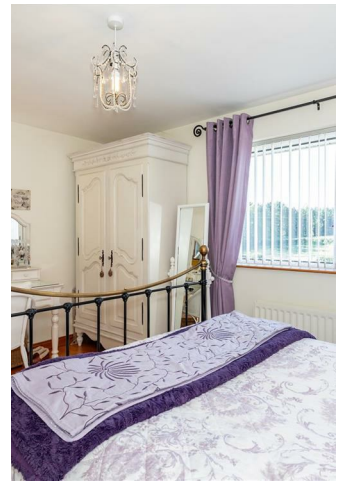
## **Gardens**

Front gardens laid out in lawn; enclosed rear gardens laid out in brick pavia stones providing easy maintenance; open aspect to surrounding countryside; enclosed bin storage area; PVC oil storage tank; outside lights and water tap.







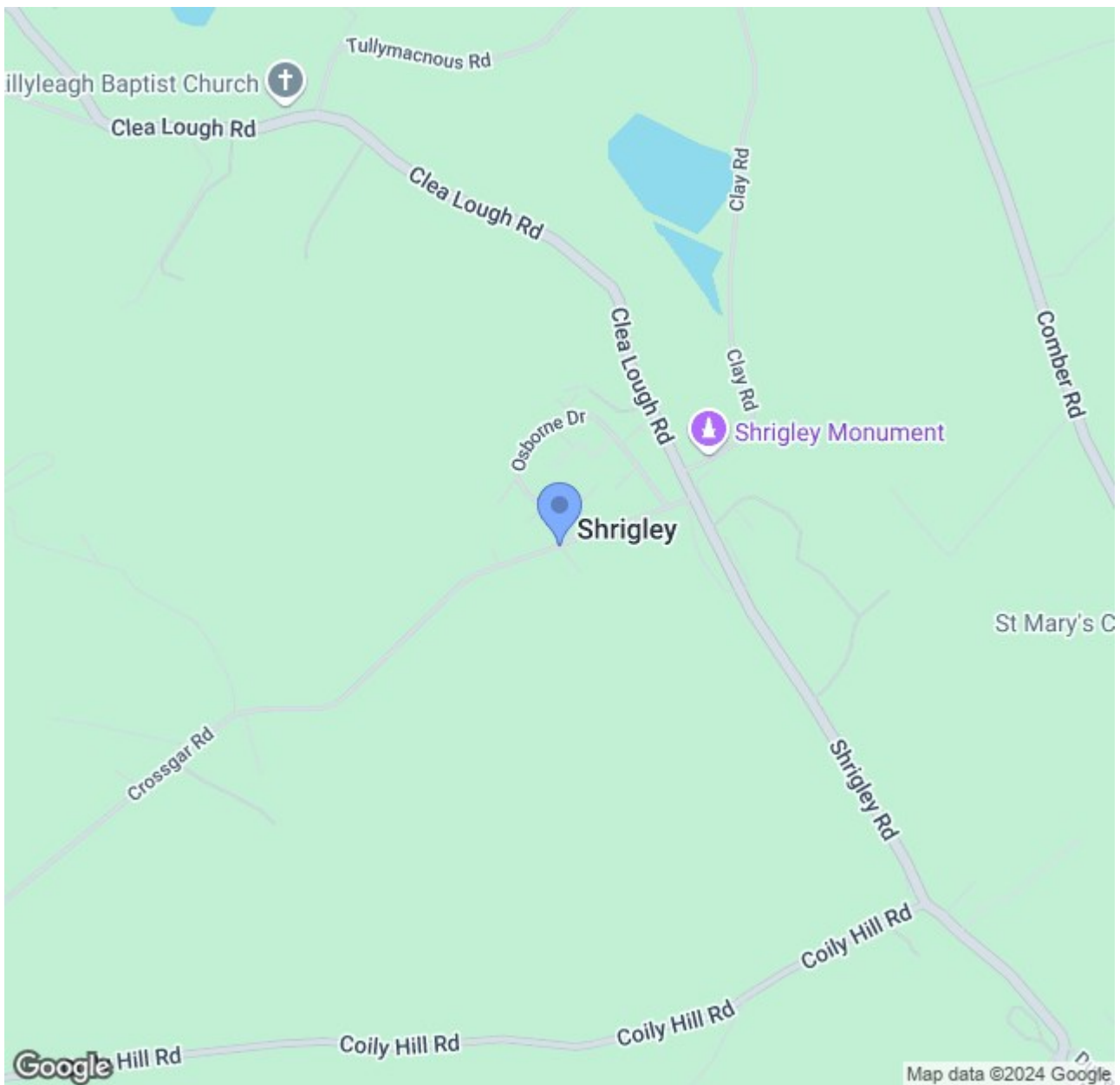












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		61	66

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