

Tim Martin
.co.uk



120 Ballynahinch Road
Crossgar
BT30 9HU

Rent
£850 Per Month

www.timmartin.co.uk
Telephone 028 91 878956

SUMMARY

* OPEN VIEWING *

Wednesday, 06 November 2024 from 4pm to 5pm - No need to book

Set on an elevated position overlooking the surrounding countryside, this two storied farmhouse has been recently renovated, decorated and new carpets fitted. The new integrated kitchen is the centre focus of the property which also includes a lounge, two bedrooms and shower room.

Oil fired central heating and double glazing are installed and the property has been fitted with generous insulation to provide a cosy home.

Externally a garage, range of outbuildings and generous garden complete this property.

RENT: £850.00 per month

RATES: Landlord pays rates.

DEPOSIT: £850.00

- Open Viewing - Wednesday 6 November 4 - 5pm (no appointment necessary)
- Two Storied Farmhouse on elevated site
- 2 Bedrooms / 1 Reception
- New Integrated Kitchen
- Recently Redecorated and New Carpets Fitted
- Oil Fired Central Heating
- Double Glazing
- Garage and Outbuildings
- Large Garden
- Bitmac Driveway Leading to Parking

Entrance Hall:

Tiled floor;

Lounge:

Stone fireplace and hearth; tv aerial connection;

Kitchen:

Single drainer stainless steel sink unit with mixer taps; range of modern laminate eye and floor level cupboards and drawers; formica worktops; integrated electric under oven and four ring ceramic hob with extractor unit over; washing machine and fridge / freezer;

Rear Hall:

With storage space;

Bedroom (1):

Bedroom (2):

Wash hand basin in formica surround; range of eye and floor level cupboards; tiled splashback;

Hotpress:

Shower Room:

Corner shower with mermaid clad walls; Aqualisa thermostatically controlled shower; glass sliding doors; vanity unit with wash hand basin; chrome mono mixer taps; cupboards under; mirror and strip light over; low flush wc; tiled walls; vinyl floor;

Outside:

Bitmac driveway to parking at front and rear of the residence.

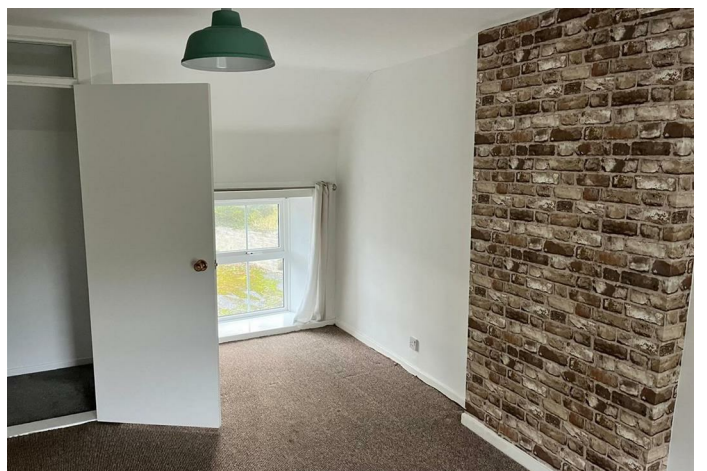
Detached Garage:

Outbuildings:







Compact range of outbuildings;


Gardens:

Spacious gardens to front laid out in lawns;





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.