

Tim Martin
— .co.uk



**132 Clea Lough Road
Crossgar
BT30 9LX**

£1,200 Per Month

www.timmartin.co.uk
Telephone 028 91 878956

SUMMARY

We are pleased to offer this recently renovated Victorian country residence to the rental market.

Set on a slightly elevated private position overlooking the countryside, the residence offers generous, well proportioned accommodation on two floors which includes 3 reception rooms, study, fitted kitchen, 5 bedrooms and bathroom. Generous gardens surround the property with ample parking to side.

The property is convenient to Killinchy, Crossgar, Saintfield and Killyleagh with a chouse of good schools in the vicinity.

RENT: £1200.00 per month

RATES: Landlord pays rates

DEPOSIT: £1200.00

Sorry, no pets.

FEATURES

- Detached Victorian Residence
- Elevated Position Overlooking Countryside
- 5 Bedrooms / 3 Receptions
- Recently Renovated To Include New Damp Proof Course
- New Oil Fired Central Heating and Double Glazing Installed
- New Carpets and Curtains
- Recent Redecoration
- Immaculate Presentation
- Generous Gardens
- Ample Parking

ENTRANCE PORCH:

Tiled floor;

ENTRANCE HALL:

Victorian mosaic tiled floor; corniced ceiling; storage cupboard under stairs;

SITTING ROOM:

Tiled fireplace; corniced ceiling; three uplighter lights; centre ceiling rose;

LIVING ROOM:

Tiled fireplace with carved wood surround and mirror over mantel; corniced ceiling; centre rose; uplighter;

DINING ROOM:

Built-in eye and floor level cupboards; quarry tiled floor; painted tongue and groove ceiling;

STUDY:**KITCHEN:**

Single drainer stainless steel sink unit with mixer taps; range of eye and floor level cupboards; formica worktops; Hotpoint electric cooker with extractor unit over; tiled floor; tiled walls; staircase to 1st floor;

REAR HALLWAY:

Quarry tiled floor;

CLOAKROOM:

Comprising wash hand basin; low flush wc; built-in cupboards; part tiled walls; tiled floor;

HALF LANDING:

Rear staircase to kitchen;

BEDROOM (1):

Fitted clothes rail and storage shelves;

BEDROOM (2):**SEPERATE WC:**

Low flush wc; tiled walls and floor;

BATHROOM:

Panelled bath with chrome mixer taps; 'Mira Elite' electric shower over; glass shower panel; pedestal wash hand basin; tiled walls and floor; hotpress with lagged copper cylinder and Willis immersion heater;

FIRST FLOOR:**BEDROOM (3):****BEDROOM (4):**

Corniced ceiling;

BEDROOM (5):

Corniced ceiling;

OUTSIDE:

Large garden to front and side laid out in lawns and flowerbeds; partially enclosed bitmac driveway with turning circle;

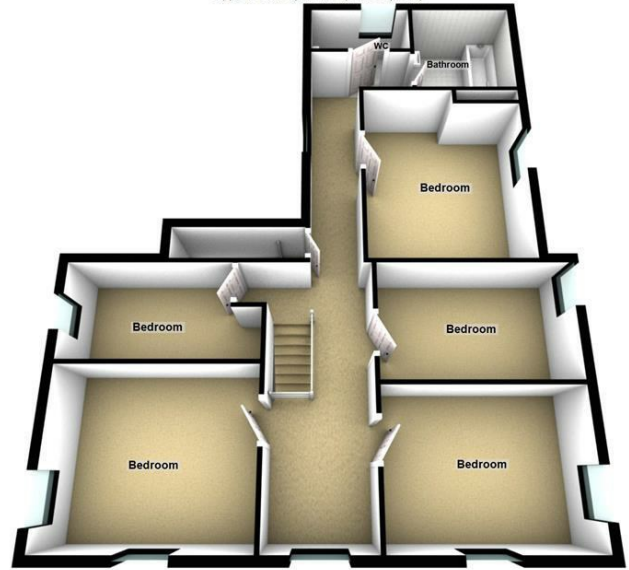
Ground Floor

Approx. 113.6 sq. metres (1222.3 sq. feet)



First Floor

Approx. 91.7 sq. metres (986.5 sq. feet)



Total area: approx. 205.2 sq. metres (2208.9 sq. feet)

Photos and Plans by houseflyni.co.uk
Plan produced using PlanUp.

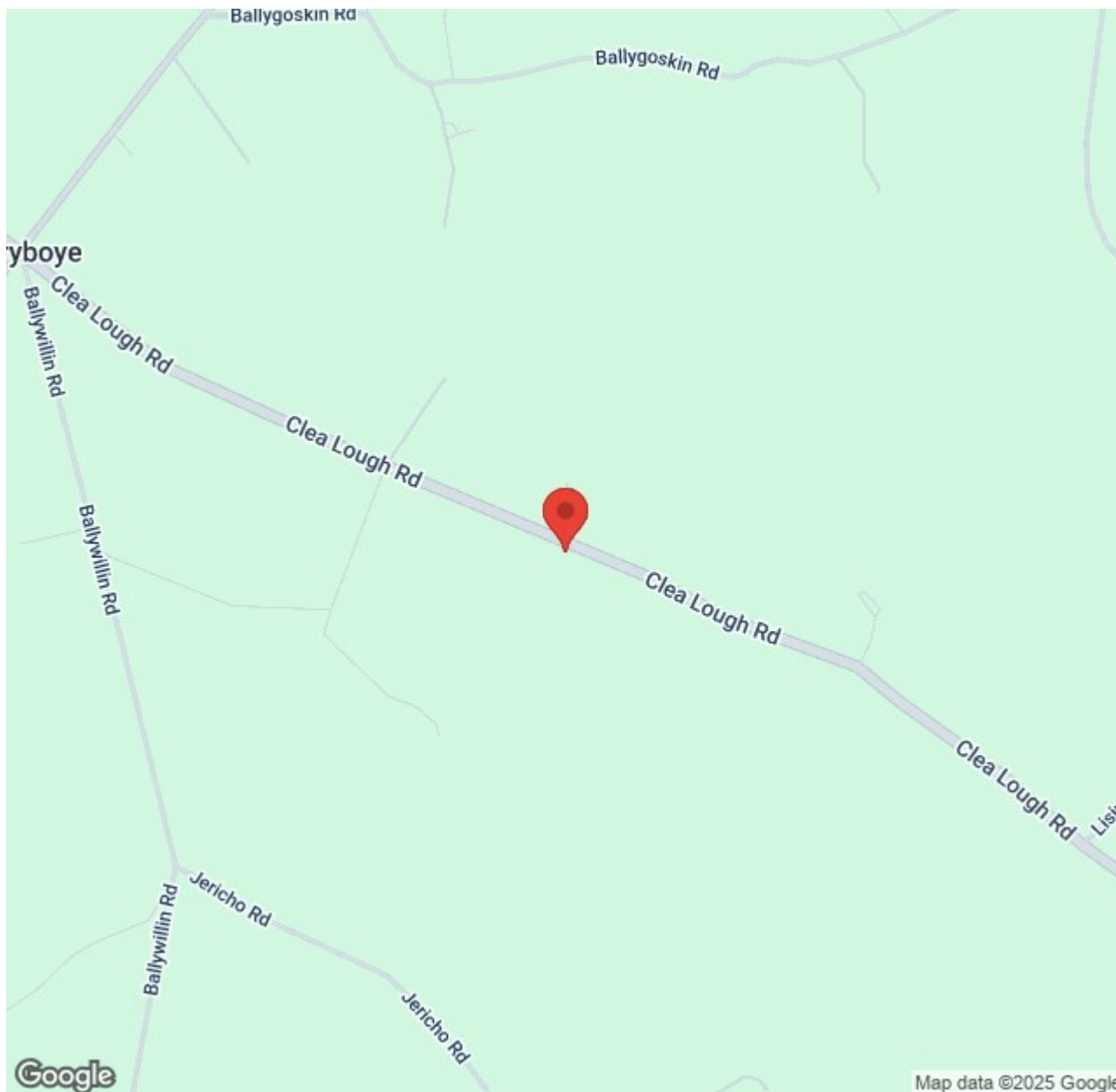
132 Clea Lough Road, Killyleagh











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		

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.