

**Tim Martin**  
— .co.uk



**29 Killyleagh Road  
Killinchy  
BT23 6TD**

**Rent  
£900 Per Month**

**[www.timmartin.co.uk](http://www.timmartin.co.uk)  
Telephone 028 91 878956**

## SUMMARY

A beautifully positioned detached cottage, situated approximately ½ mile from Balloo in this pleasing rural location with far reaching views over the surrounding countryside.

Boasting well appointed accommodation comprising of two bedrooms, two reception rooms, modern fitted kitchen with dining area, utility room and a bathroom, fitted with a modern white suite, the cottage is further complimented by oil fired central heating, double glazing and a detached double garage. Gardens to the front and side of the property are laid out in lawn. The property is available immediately on an unfurnished basis.

Balloo is only a short distance away which is home to the renowned Balloo House restaurant, Crafty Fox gift shop, McCanns convenience store and filling station, with Killinchy primary school and Strangford Lough also within close proximity. Downpatrick, Newtownards and Belfast are easily accessible by an excellent road network as too is the Ulster Hospital and Stormont.

RENT: £900.00 per month  
RATES: Landlord pays rates  
DEPOSIT: £900.00

Sorry, no pets.

- Well Presented Detached Cottage Situated in This Pleasing Rural Location Approximately ½ Mile from Balloo
- Two Well Proportioned Bedrooms
- Spacious Lounge and Separate Living Room
- Modern Fitted Kitchen with Dining Area and Separate Utility Room
- Bathroom Fitted with a Modern White Suite
- Oil Fired Central Heating and Double Glazing
- Gardens Laid Out in Lawn and Detached Double Garage
- Close to Balloo, Killinchy, Whiterock and Strangford Lough
- Convenient Commuting Distance to Downpatrick, Newtownards and Belfast
- Available Immediately on an Unfurnished Basis

### Entrance Hall

Glazed PVC entrance door; wood laminate floor; telephone connection point; corniced ceiling;

### Lounge

**11'4 x 10'6 (3.45m x 3.20m)**

Marble fireplace with matching hearth; open fire; wood laminate floor; corniced ceiling; tv aerial connection point;

### Kitchen / Dining Area

**25'0 x 7'8 (7.62m x 2.34m)**

Excellent range of modern wood laminate high and low level cupboards and drawers incorporating single drainer stainless steel sink unit with swan neck mixer tap; integrated Beko electric oven with Beko 4 ring ceramic hob; extractor hood over; Hoover fridge / freezer; glazed pvc door to rear;

### Utility Room

**7'0 x 3'10 (2.13m x 1.17m )**

Space and plumbing for washing machine; Worcestor oil fired boiler; part tiled walls;

### Living Room

**14'8 x 10'8 (4.47m x 3.25m)**

Red brick fireplace with tiled hearth; wood laminate floor; sliding door to side;

### Bedroom 1

**11'6 x 8'2 (3.51m x 2.49m)**

### Bedroom 2

**11'6 x 9'9 (3.51m x 2.97m)**

### Bathroom

**6'2 x 6'0 (1.88m x 1.83m)**

White suite comprising panelled bath with mixer tap; Redring electric shower unit and wall mounted telephone shower attachment; close coupled wc; part tiled walls; vinyl floor; towel radiator; recessed spotlights;

### Outside

Bitmac driveway; gardens to the front and side laid out in lawn;

### Detached Garage

**19'10 x 18'1 (6.05m x 5.51m)**






Roller shutter door; side access; light and power points; single drainer stainless steel sink unit;









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		60
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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

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