

Tim Martin
— .co.uk



7 Largy Road
Crumlin
BT29 4AH

Rent
£1,350 Per Month

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SUMMARY

A spacious detached farmhouse residence set in generous mature gardens, situated a brisk walk from the village. The property has undergone extensive renovations and includes a modern integrated kitchen and contemporary shower room.

The accommodation comprises of 3 reception rooms, 4 bedrooms, kitchen, utility room and shower room. Oil fired heating has been installed including a new condensing boiler. The property is ready for immediate occupation.

RENT: £1350.00

RATES: Landlord will pay rates.

DEPOSIT: £1350.00

NB: Outbuildings are not included with the tenancy.

Sorry, no pets.

- Modernised Detached Farmhouse
- Spacious Mature Gardens
- Modern Integrated Kitchen
- Contemporary Shower Room
- 3 Reception Room
- 4 Bedrooms
- Oil Fired Central Heating
- Ready For Immediate Occupation

Entrance Porch

Quarry tiled floor;

Entrance Hall

Lounge

Inglenook fireplace with carved hardwood surround; Rayburn fire on tiled hearth; corniced ceiling;

Dining Room

Arched recessed display niche;

Rear Hall

Quarry tiled floor; storage cupboard under stairs;

Family Room

Cast iron fireplace with slate hearth; built-in bookcase with glazed doors;

Kitchen

Blanco compound single drainer sink unit with chrome mixer taps; extensive range of modern laminate eye and floor level cupboards and drawers; formica worktops; integrated Nordmende double electric ovens and four ring ceramic induction hob with extractor unit over; Nordmende dishwasher; double doors to garden; ceramic flagged floor;

Utility Room

Single drainer stainless steel sink unit with mixer taps; formica worktop with cupboards under; AEG washing machine; boiler cupboard with Grant condensing oil fired boiler; quarry tiled floor;

WC

Separate close coupled wc;

First Floor Landing

Bedroom 1

Double built-in wardrobe and matching cupboard; range of eye level cupboards;

Shower Room

White suite comprising rectangular walk-in tiled shower with Mira Sport electric shower; glass shower panel; vanity unit with fitted wash hand basin and chrome Mono mixer tap; cupboards under; mirror and strip light with shaver socket over; close coupled wc; hotpress with insulated copper cylinder; ceramic tiled walls and floor;

Bedroom 2

Bedroom 3

Bedroom 4

Outside

Double wrought iron gates to enclosed bitmac yard;

Gardens

Spacious mature gardens to front, side and rear laid out in lawns and planted with a selection of ornamental and flowering shrubs and mature trees including Ash, Oak and Beech.





Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	40
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Northern Ireland	

Comber ■

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Saintfield

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