

Tim Martin
— .co.uk



42 Kilmore Road
BT30 9HJ

£1,350 Per Month

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SUMMARY

Set on a slightly elevated position with pleasing mature gardens, this fine Victorian residence enjoys pleasing views over the surrounding countryside towards Rademon Estate.

Internally, the property offers spacious accommodation on two floors including three receptions, five bedrooms, spacious integrated kitchen with dining and main bathroom. Oil fired central heating and double glazing are fitted.

A good selection of primary and secondary schools are close by with public transport available close by.

RENT: £1350.00

RATES: Landlord Pays Rates

DEPOSIT: £1350.00

FEATURES

- Detached Victorian Residence
- Views Over Surrounding Countryside
- Excellent Family Accommodation
- 3 Reception Rooms plus Kitchen with Dining Area
- 5 Bedrooms
- Bathroom and Downstairs Cloakroom
- Oil Fired Central Heating
- Double Glazing
- Covered Parking
- NB: Outbuildings Not Included with Let

Entrance Porch

Entrance Hall

Sitting Room

Tiled fireplace and hearth; corniced ceiling;

Living Room

Tiled fireplace and hearth; tiled floor; built-in bench seat;

Dining Room

Corniced ceiling;

Rear Hall

Wood laminate floor; built-in cloakcupboard; storage cupboard under stairs;

Cloakroom

Close coupled wc; pedestal wash hand basin; wood laminate floor; half tiled walls;

Kitchen / Dining

Double drainer stainless steel sink unit with mixer taps; good range of laminate eye and floor level cupboards and drawers; formica worktops; Stanley oil fired range cooker; Smeg dishwasher; Hotpoint double electric ovens; four ring ceramic hob with extractor unit over;

1st Floor

Bedroom 1

Vanity unit with fitted wash hand basin with cupboards under; wood laminate floor; corniced ceiling;

Bedroom 2

Corniced ceiling;

Bedroom 3

Corniced ceiling

Bedroom 4

two double built-in robes with matching dressing table including nest of four drawers and cupboards over;

Bedroom 5

Bathroom

Coloured suite comprising panelled bath; tiled shower cubicle with Dimplex electric shower; etched glass shower door and side panels; vanity unit with wash hand basin and cupboards; tiled walls; extractor fan;

WC

Separate matching low flush wc;

Outside

Gardens

Spacious gardens to front, side and rear laid out in lawns and planted with ornamental shrubs; wooden summer house;

Driveway

Twin bitmac drives to generous bitmac yard with four car car port; boiler house with oil fired boiler;














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			

Saintfield
 1B Main Street, Saintfield, BT24 7AA
 T 028 97 568300

Comber
 27 Castle Street, Comber, BT23 5DY
 T 028 91 8789596

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