

Tim Martin
.co.uk



47 Ballymorran Road
Killinchy
BT23 6UD

Rent
£750 Per Month

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SUMMARY

A delightful country cottage set on the shores of Strangford Lough with stunning views over Ballymorran Bay which is alive with wildlife, native and migrating birds throughout the year.

The property has been recently redecorated, a new kitchen and bathroom installed. Accommodation includes one reception room, two bedrooms with fitted vanity units and fitted wardrobes, kitchen and bathroom. A small garden is located to the rear of the property.

Oil fired central heating and double glazing are installed. This is an ideal opportunity to rent this cottage as a permanent home or possible holiday cottage.

RENT: £750.00 plus rates (Tenant to pay Rates to Land and Property Services)

CAPITAL / RATEABLE VALUE: £195,000

RATES PAYABLE: Approx. £1859.91 per annum / £154.99 pcm (Rating Year 2025-2026)

DEPOSIT: £750.00

Sorry, no pets.

- Detached Cottage
- Overlooking Ballymorran Bay
- 2 Bedrooms
- Living Room
- New Kitchen and Bathroom Recently Installed
- Oil Fired central Heating
- Double Glazing
- Rent: £750.00 Per Month Plus Rates

Living Room:

Overlooking the bay; parquet wood block floor; stove;

Kitchen:

Newly fitted kitchen to include Single drainer stainless steel sink unit with mixer taps; range of laminate eye and floor level cupboards and drawers; formica worktops; freestanding cooker; integrated fridge; plumbed and space for washing machine; tiled walls;

Bathroom:

New installed white suite comprising wc; wash hand basin and bath with shower over;

Rear Hall:

Parquet wood block floor;

Bedroom (1):

Double built-in robe; vanity unit with recessed wash hand basin in formica surround and cupboard over; strip light and mirror over; high level cupboards; parquet wood block floor;

Bedroom (2):

Double built-in robe; vanity unit with recessed wash hand basin in formica surround and cupboard over; strip light and mirror over; high level cupboards; parquet wood block floor;

Outside:

Small concrete yard and shared garden to rear;





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			
Northern Ireland		39	55
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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