

Tim Martin
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19 Killinakin Road
Killinchy
BT23 6PS

Rent
£1,450 Per Month

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SUMMARY

Set on an elevated position in spacious mature gardens with stunning views over the rolling countryside towards Strangford Lough, a short distance away. This elegant period farmhouse has been extensively and sensitively renovated within the last few years to include the installation of central heating, double glazing, luxury kitchen with oil fired 'Aga' and new sanitary ware and combines the period features with the demands of modern living. The property is let unfurnished.

Two reception rooms, conservatory, luxury farmhouse kitchen, four bedrooms (three en suite) including ground floor bedroom en-suite provide accommodation to suit most families needs.

The property is situated in an area designated as an area of outstanding natural beauty enjoying the benefit of the Lough, renowned restaurants and artisan shops in the immediate area and within a short commute to Belfast with public transport to a fine selection of top grammar schools and primary school a short distance away.

RENT: £1450.00 per month
RATES: Landlord pays rates.
DEPOSIT: £1,450.00

NB: 6 month lease only. Outbuildings not included with tenancy.

- PERIOD FARMHOUSE
- VIEWS TO STRANGFORD LOUGH
- LUXURY KITCHEN WITH 'AGA'
- FOUR BEDROOMS (THREE WITH EN-SUITE)
- TWO RECEPTIONS PLUS CONSERVATORY
- UNFURNISHED
- OIL FIRED HEATING
- DOUBLE GLAZING

CONSERVATORY:

Wood laminate floor.

FAMILY ROOM:

Feature wood burning stove in inglenook brick fireplace; storage cupboard under stairs; door to master bedroom.

DRAWING ROOM:

Enclosed wood burning stove.

KITCHEN:

Extensive range of recently installed painted finish eye and floor elvel cupboards and drawers; single drainer stainless steel sink unit; intergrated 'Belling' double electric oven and 4 ring ceramic hob with stainless steel extractor canopy over; space for washing machine and fridge; part tiled walls; tiled floor; pillar box red oil fired 'Aga'; 12 volt ceiling lighting.

MASTER BEDROOM:

DRESSING ROOM:

EN SUITE SHOWER ROOM:

White suite comprising quad shower cubicle with 'Bristan' thermostatically controlled shower; sliding shower doors and side panels; pedestal wash hand basin with chrome mono mixer tap; close coupled wc; fully tiled walls and floor; extractor fan.

REAR HALL:

With tiled floor leading to:-

SEPERATE WC:

White close coupled wc; tiled floor.

BATHROOM:

White suite comprising sculptured panelled bath with chrome mixer taps and telephone shower attachment; fitted glass shower panel; pedestal wash hand basin with chrome mono tap; hotpress with insulated copper cylinder; cyramic tiled walls and tiled floor.

1st FLOOR:

BEDROOM / STUDY:

Fakro ceiling window; exposed stone and brick walls; access to bedrooms 3 and 4.

BEDROOM 3:

White suite including pedestal wash hand basin with chrome mono mixer tap; close coupled wc; gable windows and fakro ceiling window.

BEDROOM 4:

Exposed stone walls; fakro ceiling window.

EN SUITE SHOWER ROOM:

White suite comprising quadrant shower cubicle with thermostatically controlled shower; sliding shower doors and side panels; pedestal wash hand basin with chrome mono mixer tap; close coupled wc; tiled gloor; extractor fan.

OUTSIDE:

Bitmac drive to spacious bitmac yard.

GARDENS:

Extensive mature gardens to front, side and rear laid out in lawns and well stocked beds of ornamental and flowering shrubs and trees.











Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92-plus) A	
(81-91) B	
(69-80) C	
(55-68) D	62
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	

Northern Ireland EU Directive 2002/91/EC

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