

**Tim Martin**  
.co.uk



32 Carrickmannon Road  
Ballygowan  
BT23 6JH

Rent  
£1,350 Per Month

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## SUMMARY

Situated a brisk walk from the village, this spacious well appointed detached bungalow with double garage enjoys views over the countryside.

Fitted with oil fired central heating and double glazing, the property includes lounge, spacious integrated kitchen and five bedrooms. Three of the bedrooms are located on the ground floor and include the master bedroom with en-suite. Two additional bedrooms are located to the first floor. Generous gardens surround the property.

This property is let unfurnished.

**RENT:** £1350.00 per month

**RATES:** Landlord to pay rates

**DEPOSIT:** £1350.00

- Detached Bungalow close to Ballygowan Village
- Views Over Surrounding Countryside
- 5 Bedrooms / 1+ Reception
- Integrated Kitchen
- En-suite Shower Room and Family Shower Room
- Oil Fired Central Heating
- Double Glazing
- Double Garage

### **ENTRANCE PORCH:**

### **ENTRANCE HALL:**

Cloakcupboard;

### **LOUNGE:**

Cream marble fireplace and black granite hearth; enclosed solid fuel stove; corniced ceiling;

### **KITCHEN:**

1½ tub single drainer stainless steel sink unit with mixer taps; good range of laminate eye and floor level cupboards and drawers; formica worktops; Hotpoint double electric ovens and New World four ring gas hob with pull out canopy and extractor unit over; plumbed and space for dishwasher; ceramic tiled floor;

### **REAR PORCH:**

Plumbed for washing machine; hotpress with pressurised hot water cylinder; ceramic tiled floor;

### **REAR HALLWAY:**

Access to hotpress;

### **BEDROOM (1):**

Built-in wardrobe;

### **EN-SUITE SHOWER ROOM:**

White suite comprising tiled shower with Aqualisa thermostatically controlled shower; glass folding shower door; pedestal wash hand basin with chrome mono mixer taps; close couple wc; tiled walls and floor; extractor fan;

### **BEDROOM (2):**

Built-in wardrobe;

### **BEDROOM (3):**

Built-in wardrobe;

### **PRINCIPAL SHOWER ROOM:**

White suite comprising rectangular shower with Aqualisa thermostatically controlled shower; glass folding shower doors and side panels' vanity unit with wash hand basin and chrome mono mixer taps; cupboards under; close couple wc; tiled walls and floor;

### **FIRST FLOOR LANDING:**

### **BEDROOM (4):**

Access to eaves storage; 'Keylite' ceiling window;

### **BEDROOM (5):**

Access to eaves storage;

### **OUTSIDE:**

Bitmac drive with ample parking leading to double detached garage; extensive gardens laid out in lawns to front, sides and 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		59	65
EU Directive 2002/91/EC			

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