

Tim Martin
— .co.uk



**31 Cadger Road
Belfast
BT8 8AU**

**Rent
£1,250 Per Month**

www.timmartin.co.uk
Telephone 028 91 878956

SUMMARY

Situated in the heart of the countryside and yet just a short distance from the centre of Carryduff. This spacious farmhouse offers an ideal home in a peaceful setting.

Set back from the road, the property includes two reception rooms, integrated kitchen, three bedrooms, principal bathroom and en-suite shower room. A chair lift is in place at the moment and can be removed if desired.

The property is fitted with oil fired central heating and double glazing and can be let partially furnished if required.

Gardens are situated to side and rear with a large bitmac yard to side.

RENT: £1250.00 per month

RATES: Landlord pays rates

DEPOSIT: £1250.00

- Farmhouse In Peaceful Rural Location
- Short Drive to Carryduff
- Two Reception Rooms
- Three Bedrooms
- Principal Shower Room and En-Suite Shower Room
- Oil Fired Central Heating
- Double Glazing
- Gardens to Side and Rear
- Large Bitmac Yard to Side

Entrance Porch

Tiled floor;

Entrance Hall

Sitting Room

Tiled fireplace and hearth with hardwood mantel; matching bookshelves; two wall lights;

Living Room

Tiled fireplace and hearth; hardwood mantel and matching bookshelves; corniced ceiling;

Kitchen

1½ tub single drainer stainless steel sink unit with mixer taps; good range of light oak eye and floor level cupboards and drawers; Formica worktops; integrated New World double electric ovens and four ring ceramic hob with canopy over concealing extractor unit and light; Beko washing machine and Bosch dishwasher; tiled walls; terrazzo tiled floor; small store off;

First Floor Landing

Bedroom 1

Two double wardrobes; matching dressing table with nest of three drawers and range of eye level cupboards;

Shower Room

White suite comprising large rectangular shower with thermostatically controlled shower; glass shower panels; vanity unit with fitted wash hand basin and drawer under; mirror and strip light over; close coupled wc; hotpress with lagged copper cylinder and Willis type immersion heater; part tiled walls;

Bedroom 2

Bedroom 3

Built in wardrobes and storage;

En-suite

White pedestal wash hand basin; low flush wc; shower cubicle with thermostatically controlled shower; glass shower panels; tiled walls;




Outside



Bitmac drive to spacious bitmac yard; hard landscaped gardens to side and rear planted with a selection of ornamental shrubs; crazy paved patio;

Integrated Garage





Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92-100) 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	
Current	81
43	
EU Directive 2002/91/EC	

Northern Ireland

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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