

**Tim Martin**  
.co.uk



3a Ballykeigle Road  
Comber  
BT23 5SD

Rent  
£850 Per Month

[www.timmartin.co.uk](http://www.timmartin.co.uk)  
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## SUMMARY

Situated at the heart of the country with spacious gardens to rear and gravelled parking to front, this delightfully quirky cottages is offered fully furnished including a fine collection of memorabilia, music books etc.

Accommodation comprises of lounge, fitted kitchen, cinema room with projector screen, built-in barbecue and bar opening out to the gardens with flagged patio and lawns. Two bedrooms and shower are at first floor level. The property is fitted with oil fired central heating and double glazing.

This is a unique home ready for immediate occupation.

RENT: £850.00 per month  
RATES: Landlord Pays Rates  
DEPOSIT: £850.00

PLEASE NOTE: THIS PROPERTY IS LET FULLY FURNISHED.

- Detached Country Cottage
- Fully Furnished
- Lounge
- Fitted Kitchen
- Cinema Room with Bar and Barbecue Area Leading to Outside Patio
- 2 Bedrooms
- Shower Room
- Oil Fired Central Heating
- Double Glazing

### Lounge

Wood laminate floor; high level display shelves; stairs to first floor;

### Kitchen

Single drainer stainless steel sink unit with mixer taps; range of floor level cupboards; oak worktops; Beko dishwasher; Flavel electric cooker; Indesit four ring electric hob with stainless steel extractor unit over; Beko washing machine; microwave; Beko fridge / freezer; wood laminate floor;

### Cinema Room

Stone floor; projector screen; open plan to:-

### Bar

Built-in barbecue; fitted bar with 1½ tub stainless steel sink unit; built-in shelves; marble worktops;

### First Floor

#### Bedroom 1

Wood laminate floor; door to:-

#### Bedroom 2

Wood laminate floor; Keylite and Skylite windows; door to

### Shower Room

White suite comprising quadrant tiled shower cubicle with thermostatically controlled pressurised shower; glass sliding doors and side panels; pedestal wash hand basin; close coupled wc; tiled floor; led lights; Keylite ceiling window; chrome heated towel radiator;

### Outside

Gravelled parking to front;

### Gardens

Spacious gardens to rear with flagged patio and generous lawns;

### Shower House

White suite comprising quadrant shower with Mira electric shower and pvc clad walls; pedestal wash hand basin; close coupled wc; oil fired boiler; pressurised hot water cylinder;





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	64
(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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