

**Tim Martin**  
— .co.uk



35 Drumalig Road  
Carryduff  
BT8 8EQ

**£2,000 Per Month  
Plus Rates**

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## SUMMARY

Set on an elevated position overlooking 'Rockmount' golf course, this exceptional country residence in a rural location offers well appointed accommodation over two floors.

Fitted with underfloor heating throughout, high levels of insulation and double glazing, the property is cosy and enjoys a standard of living rarely offered on the rental market.

The property is convenient to Carryduff and Saintfield and offers easy access to Belfast and Lisburn.

RENT: £2000.00 per month plus rates

RATES: Capital Value £425,000. Rates Payable 2024/2025 £3480.00 per annum / £290.00 per month. Tenant to Pay Rates to Land and Property Services.

DEPOSIT: £2000.00

NB: Sorry, no pets.

## FEATURES

- Detached Residence on Elevated Position
- Well Appointed Accommodation
- Drawing Room, Study and Open Plan Kitchen / Living Dining
- 4 Bedrooms and 4 Bath / Shower Rooms
- Kitchen Fitted with Painted Finish Units, Granite worktops and 4 oven 'Aga'
- Contemporary Designed Bath / Shower Rooms
- Underfloor Heating / Oil Fired Central Heating
- Double Glazing
- Garage / Storage
- Rent: £2000.00 per month plus rates

### **Reception Hall:**

Engineered wood floor; storage cupboard;

### **Shower Room:**

Contemporary white suite comprising wet room shower with thermostatically controlled shower; floating vanity unit with porcelain wash hand basin and chrome mono mixer tap; fitted drawer and illuminated mirror over; wc with concealed cistern; tiled walls and floor;

### **Bedroom (4):**

### **Drawing Room:**

Open fire with painted wood surround;

**Study:**

Engineered wood floor;

**Kitchen / Living / Dining:**

Rangemaster double ceramic Belfast sink with chrome mixer taps; extensive range of painted finish eye and floor level cupboards and drawers; matching display cupboard and wine rack; polished black granite worktop; island unit with range of fitted cupboards and drawers and waste bin drawer; integrated 'Bosch' microwave and 'CDA' wine fridge; integrated black oil fired and electric four oven aga; dishwasher; porcelain flagged floor; freestanding enclosed cast iron stove on slate hearth; feature 'A' frame timber beamed vaulted ceiling; built-in storage cupboard;

**Laundry Room:**

Single drainer stainless steel sink unit with chrome mono mixer tap; good range of laminate eye and floor level cupboards and drawers; formica worktops; ceramic tiled floor;\* Landlord will leave a washing machine and tumble dryer for tenants use and convenience during tenancy but these will not be repaired or replaced by the landlord during tenancy. These can be removed if a Tenant wishes to provide their own appliances.

**Cloakroom:****1st Floor Landing:**

Hotpress with 'Warmflow' pressurised hot water cylinder; Storage cupboard;

**Master Bedroom:****Dressing Room:**

Extensive range of fitted clothes rails, storage shelves and drawers;

**En-Suite Bathroom:**

Contemporary white suite comprising free standing bath with floor mounted chrome mixer tap with adjustable shower head; tiled shower cubicle with thermostatically controlled shower; glass shower panel; floating vanity unit with fitted wash hand basin and chrome mono mixer tap; illuminated mirror over; wc with concealed cistern; porcelain tiled floor and ceiling; LED spot lighting; extractor fan; chrome heated tower radiator;

**Bedroom (2):**

LED spotlighting;

**En-suite Shower Room:**

Contemporary white suite comprising tiled shower cubicle with 'Hansgrohe' thermostatically controlled shower; glass shower panel; floating vanity unit with fitted wash hand basin and chrome mono mixer tap; drawer under; illuminated mirror over; wc with concealed cistern; porcelain tiled walls and floor; LED spotlighting; extractor fan; chrome heated towel radiator;

**Bedroom (3):**

Range of built-in furniture including double wardrobe with mirrored doors and nest of six drawers under; single wardrobe and shelved cupboard;

**En-suite Shower Room:**

Contemporary white suite comprising tiled shower cubicle with 'Hansgrohe' thermostatically controlled shower; glass shower panel; floating vanity unit with fitted wash hand basin and chrome mono mixer tap; drawer under; illuminated mirror over; wc with concealed cistern; porcelain tiled walls and floor; LED spotlighting; extractor fan; chrome heated towel radiator;

**Outside:**

Gravel drive to ample parking to front and rear of the property. Leading to:

**Large Garage / Storage:**

With electric roller door; 'Grant' oil fired boiler; light and power points;







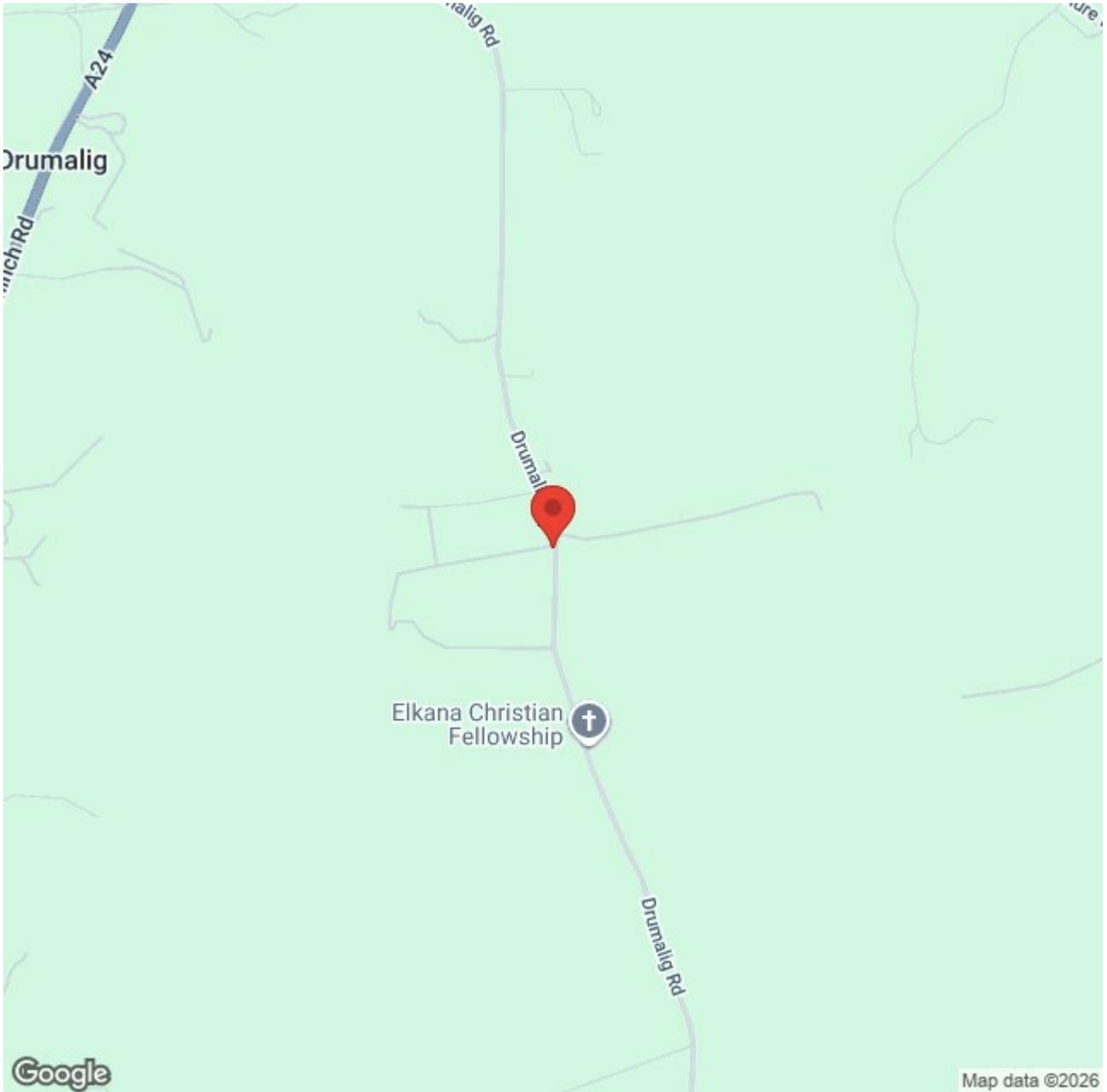












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	75
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

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Saintfield  
 1B Main Street, Saintfield, BT24 7AA  
 T 028 97 568300

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