

3 The Square  
Ballynahinch  
BT24 8AE  
T 028 9756 4400

49 - 51 Market Street  
Downpatrick  
BT30 6LP  
T 028 4461 2100

3 Newry Street  
Banbridge  
BT32 3EA  
T 028 4062 2226

Sales and lettings:  
[banbridge@quinnestateagents.com](mailto:banbridge@quinnestateagents.com)  
[ballynahinch@quinnestateagents.com](mailto:ballynahinch@quinnestateagents.com)  
[downpatrick@quinnestateagents.com](mailto:downpatrick@quinnestateagents.com)  
[www.quinnestateagents.com](http://www.quinnestateagents.com)

**QUINN**  
Property Sales &  
Letting Specialists

Ground Floor



First Floor



**31 The Point Road  
Lawrencetown  
BT63 6EA**

**Offers In The Region Of  
£240,000**

Secure this home with our in house  
Financial Advisors Ritchie McLean.

- Spacious Six Bedroom Home with Annex
- Two Bedroom Annex Attached with Bathroom & W.C
- Three Reception Rooms
- Separate Study/Office
- Large Kitchen with Separate Utility Area
- Ground Floor W.C
- First Floor Family Bathroom
- Four First Floor Bedrooms, Two Ground Floor
- Ten Minutes Drive From Banbridge
- Call Leanne on 07703612260 to Book

**RITCHIE McLEAN**  
MORTGAGE SOLUTIONS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68	62	65
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			



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Dating back to 1978 this fine residence is a rare opportunity to acquire a large family home in a quiet setting, located just ten minutes from the town centre. The property not only has six bedrooms and three reception rooms it also benefits from a two bedroom annex attached with its own bathroom and W.C.

This house is exceptional value for the amount of space on offer with it covering over 2500 sq ft. Rarely does a home of this size and location come on to the market in this area. Externally the property sits on a generous site with mature gardens laid in lawn with ample driveway for parking. The gardens have been well maintained over the years with a variety of mature trees shrubs and perennials ensuring a private boundary with the neighbouring homes. Viewing by private Appointment by calling 02840622226.

### ACCOMMODATION COMPRISES

#### ENTRANCE HALL

Modernly decorated with access to the lounge, W.C and stairs to the upper and lower level rooms.

#### LOUNGE

19' 8" x 13' 6" (5.99m x 4.11m)  
Wooden flooring and fitted with wood burning stove.

#### DINING ROOM

11' 6" x 9' 9" (3.51m x 2.97m)  
Wooden flooring

#### KITCHEN

15' 8" x 11' 5" (4.78m x 3.48m)  
Range of high and low level units to include hob, oven, extractor fan, stainless steel sink unit and space for a free standing dishwasher and fridge freezer.

#### W.C

9' x 3' 4" (2.74m x 1.02m)  
Wash hand basin & W.C

#### STUDY

11' 7" x 8' 3" (3.53m x 2.51m)

#### FAMILY ROOM

13' 9" x 11' 8" (4.19m x 3.56m)  
Wooden flooring with wood burning stove.

#### BEDROOM SIX

9' 11" x 9' 1" (3.02m x 2.77m)  
Laminate flooring.

#### BEDROOM FIVE

12' 10" x 9' 9" (3.91m x 2.97m)

#### UTILITY ROOM

9' 3" x 6' 1" (2.82m x 1.85m)  
Low level units with space for washing machine & tumble dryer. Built in storage and access to the hot press.

#### ANNEX

**ANNEX BEDROOM ONE**  
14' 9" x 2' (4.5m x 0.61m)

**ANNEX BEDROOM TWO**  
13' 6" x 9' 8" (4.11m x 2.95m)

#### ANNEX BATHROOM

9' 8" x 7' 10" (2.95m x 2.39m)  
Tiled floor with bath, W.C and wash hand basin.

#### ANNEX W.C

8' 9" x 4' 10" (2.67m x 1.47m)  
Tiled floor with W.C and wash hand basin.

#### FIRST FLOOR

**BEDROOM ONE**  
12' 2" x 11' 9" (3.71m x 3.58m)

**BEDROOM TWO**  
11' 9" x 9' 11" (3.58m x 3.02m)

**BEDROOM THREE**  
13' x 9' 11" (3.96m x 3.02m)

**BEDROOM FOUR**  
11' 3" x 8' 1" (3.43m x 2.46m)

#### BATHROOM

10' 10" x 9' 0" (3.3m x 2.74m)  
Fully tiled with bath, low flush W.C, wash hand basin and fully enclosed corner shower cubicle.



#### Terms & Conditions

Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by inspection of the property. None of the appliances or installations have been tested in anyway whatsoever. It is our recommendation that a purchaser should fully satisfy themselves by way of survey by an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room.

#### Valuation/Mortgage Service

As part of our service we would remind Vendors and potential purchasers that we have a Mortgage Broker available at this branch. If you are thinking of selling, we would be happy to carry out a free market appraisal of your property.