

3 The Square
Ballynahinch
BT24 8AE

49 - 51 Market Street
Downpatrick
BT30 6LP

3 Newry Street
Banbridge
BT32 3EA

Sales and lettings:
banbridge@quinnestateagents.com
ballynahinch@quinnestateagents.com
downpatrick@quinnestateagents.com
www.quinnestateagents.com

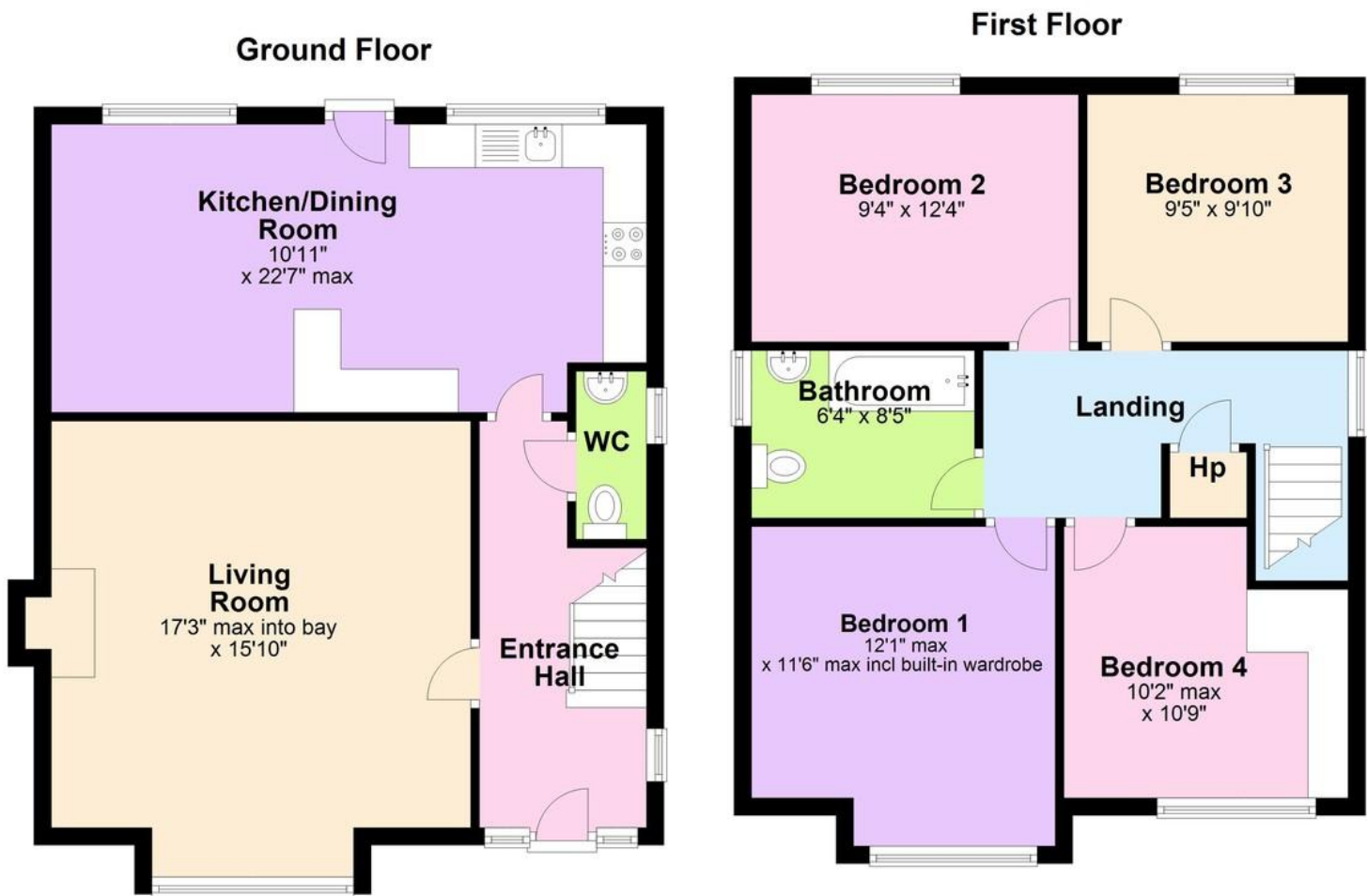
T 028 9756 4400

T 028 4461 2100

T 028 4062 2226

QUINN

Property Sales &
Letting Specialists



36 Roes Hill
Lawrencetown
BT63 6FD

Offers In The Region Of
£170,000

- Spacious Detached Home
- Four Generous Bedrooms
- Large Living Room
- Open Plan Kitchen/ Dining Area
- Ground Floor W.C
- Fully Tiled Family Bathroom, Shower Over Bath
- Private & Fully Enclosed Rear Garden with Views
- Move In Ready
- Oil Fired Central Heating
- Call 02840622226 Now To Avoid Disappointment



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This beautiful and spacious detached home is situated in a very desirable development on the edge of Banbridge and offers deceptively spacious accommodation to suit the growing family. The property comprises large living room, open plan kitchen/dining area, ground floor W.C, four sizable bedrooms and family bathroom. This immaculately maintained property benefits from a large and extremely private garden with country views, patio area, pvc double glazing and oil fired central heating. Early viewing is highly recommended by calling Leanne on 0284062226 or email sales@quinnestateagents.com.

ACCOMMODATION COMPRISES

ENTRANCE HALL

Tiled floor with access to the first floor.

LIVING ROOM

17' 3" x 15' 10" (5.26m x 4.83m)

Wooden flooring, recessed lighting, open fire and TV Point.

KITCHEN/DINING ROOM

10' 11" x 22' 7" (3.33m x 6.88m)
Fitted with a modern range of kitchen units to include hob, oven, extractor, integrated fridge freezer, space for washing machine, recess dryer. The room also benefits from recessed lighting and a TV point.

W.C

Tiled floor and fitted with W.C and wash hand basin.

FIRST FLOOR

BEDROOM ONE

12' 1" x 11' 6" (3.68m x 3.51m)
Wooden flooring.

BEDROOM TWO

9' 4" x 12' 4" (2.84m x 3.76m)
Wooden flooring.

BEDROOM THREE

9' 5" x 9' 10" (2.87m x 3m)

Carpeted room with rear view aspect.

BEDROOM FOUR/OFFICE

10' 2" x 10' 9" (3.1m x 3.28m)
Fitted with shelving currently used as a n office but can make a comfortable fourth bed.

BATHROOM

6' 4" x 8' 5" (1.93m x 2.57m)
Recessed lighting, fully tiled and fitted with W.C, wash hand basin and bath with shower overhead.

OUTSIDE

Off Road Parking to the side with small grass lawn to the front. To the rear you have a large and completely private rear garden with grass lawn overlooking fields.



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.