

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](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

T 028 9756 4400

T 028 4461 2100

T 028 4062 2226

### Ground Floor



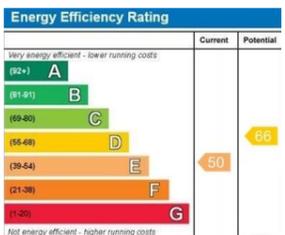
5 Kinghill Avenue, Newcastle



**5 Kinghill Avenue  
Newcastle  
BT33 0DE**

**Offers In Region Of  
£199,950**

- Detached Bungalow
- Three Bedrooms
- Fully Tiled Bathroom
- Fitted Kitchen
- Two Reception Rooms
- PVC Double Glazing Throughout
- Close to Town centre & Local Amenities
- Mountain Views
- Detached Garage
- Oil Fired Central Heating



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**QUINN**  
Property Sales &  
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T 0289756 4400

T 0284461 2100

T 0284062 2226

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T 0289756 4400

T 0284461 2100

T 0284062 2226



Quinn are pleased to present this appealing three bedroom bungalow to the market. The property is located within a 20 minute walk to the town centre and Donard Park and perfectly located to have those stunning mountain views. The property comprises three good sized bedrooms, family bathroom, fitted kitchen, dining room and living room. Some modernisation required to make this into a fabulous opportunity to live by the sea. Viewing by appointment, just call Leanne on 02840622226 or email [sales@quinnestateagents.com](mailto:sales@quinnestateagents.com) to get booked in.

**ACCOMMODATION COMPRISES**

**ENTRANCE HALL**  
Hard wood flooring.

**LIVING ROOM**  
13' 2" x 16' 7" (4.01m x 5.05m)  
Wooden flooring with open fire.

**DINING ROOM**  
8' 7" x 10' 10" (2.62m x 3.3m)  
Wood flooring with patio doors leading to the garden.

**KITCHEN**  
8' 7" x 12' 4" (2.62m x 3.76m)  
Fitted kitchen fitted with integrated hob & oven with space for washing machine.

**BATHROOM**  
8' 7" x 5' 11" (2.62m x 1.8m)  
Fully tiled and fitted with W.C, wash hand basin, towel rail and bath with shower over head.

**BEDROOM ONE**  
11' 11" x 9' 11" (3.63m x 3.02m)  
Grey wooden flooring.  
Rear view aspect.

**BEDROOM TWO**  
9' 11" x 9' 11" (3.02m x 3.02m)  
Laminate flooring.

**BEDROOM THREE**  
9' 11" x 8' 0" (3.02m x 2.44m)  
Wooden flooring.

**OUTSIDE**  
Tarmac driveway and small grass lawn to the front. To the rear you have a south facing garden with patio and lawn areas looking over the Mourne Mountains.

**GARAGE**  
19' 4" x 12' 1" (5.89m x 3.68m)



**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.