

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
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Property Sales &
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The Finlays cottage offers a large lounge with open fire, spacious kitchen with separate utility area and ground floor W.C. Three bright bedrooms, master ensuite and bathroom on the first floor complete this attractive layout. Situated in the residential area of Summerhill on the Rathfriland Road Banbridge the property is within a short walk to the town centre, bus stop and all other local amenities. The property has been recently decorated with newly laid wool carpets and flooring making this a move in ready investment or purchase. Early viewing recommended by calling Leanne on 02840622226 or email Banbridge@quinnestateagents.com to get booked in.

ACCOMMODATION COMPRISES

ENTRANCE HALL

Wooden flooring with access to the living room and stairs leading to the first floor.

LIVING ROOM

19' 1" x 14' 0" (5.82m x 4.27m)
Wooden flooring with open fire.

KITCHEN

11' 5" x 12' 8" (3.48m x 3.86m)
High and low level units with tiled walls to include hob, oven, extractor and stainless steel sink unit with tiled flooring and patio doors leading to rear garden.

UTILITY

11' 4" x 4' 10" (3.45m x 1.47m)
Tiled floor with part tiled walls, high and low level units with recesses for appliances.

W.C

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

FIRST FLOOR

LANDING

Hot press and loft access. Loft installed with pull down ladder lighting and flooring.

BEDROOM ONE

11' 4 14" x 7' (3.45m x 2.13m)
Built in storage.

ENSUITE

8' 11" x 5' 2" (2.72m x 1.57m)
Tiled floor and fitted with shower cubicle with power shower installed, wash hand basin and W.C.

BEDROOM TWO

11' 8" x 10' 6" (3.56m x 3.2m)
Rear view aspect.

BEDROOM THREE

7' 5" x 10' 7" (2.26m x 3.23m)

BATHROOM

8' 1" x 7' 0" (2.46m x 2.13m)
Fitted with bath, wash hand basin and W.C.

OUTSIDE

Large gravel parking area to front with spacious rear garden with south facing patio area and grass lawn.



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.