





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)

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Extremely attractive three bedroom townhouse, move in ready and modernly decorated from top to bottom.

This beautiful home will not sit about for long so please call or email early to avoid disappointment. The property comprises a spacious lounge with wooden flooring & open fire, Open plan kitchen/dining room fitted with a modern range of kitchen units and stunning tiled floor throughout. On the first floor you have a bathroom with modern three piece suite, two double bedrooms & one single room. Outside you have allocated parking to the front with and a fully enclosed, low maintenance and private rear garden. Viewing by appointment only by calling Leanne on 02840622226 or email [sales@quinnestateagents.com](mailto:sales@quinnestateagents.com)

## ACCOMMODATION COMPRISES

### ENTRANCE HALL

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

### LIVING ROOM

16' 1" x 12' 4" (4.9m x 3.76m)

Wooden flooring with storage under stairs, open fire and french doors leading to the kitchen.

### KITCHEN/DINING

10' 1" x 15' 7" (3.07m x 4.75m)

Tiled floor and fitted with a modern range of high and low level units to include extractor fan, hob, oven and stainless steel sink unit. Space for washing machine and free standing fridge freezer.

## FIRST FLOOR

### BEDROOM ONE

14' 2" x 8' 9" (4.32m x 2.67m)

Wooden flooring & TV Point.

### BEDROOM TWO

12' 0" x 8' 10" (3.66m x 2.69m)

Rear view aspect.

### BEDROOM THREE

10' 0" x 6' 5" (3.05m x 1.96m)

Built in wardrobe.

### BATHROOM

5' 10" x 6' 5" (1.78m x 1.96m)

Fitted with a white three piece suite with partly tiled walls and tiled floor.

## OUTSIDE

Allocated tarmac parking to the front with a low maintenance and completely private rear garden with paving and deck areas.



### 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.