



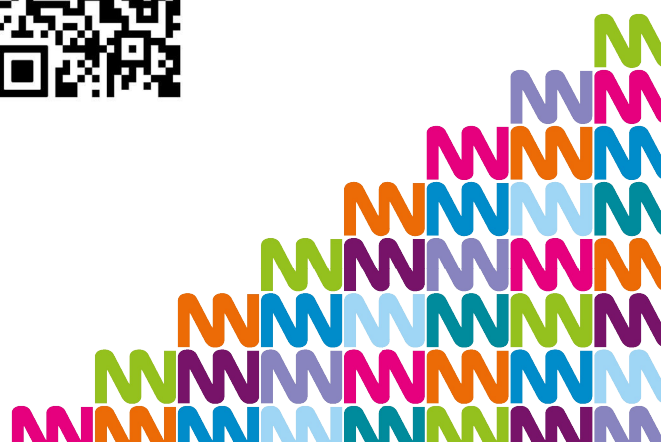
**33 Rathfriland Road**  
Dromore  
BT25 2JG

**Offers In The Region Of  
£129,950**

- End-Terrace Home
- Three Bedrooms
- Ground Floor Bedroom
- Open Plan Kitchen Dining
- Utility Room
- Downstairs WC
- Extensive Rear Garden
- Off Street Parking
- Ideal First Time Buy/Investment Property
- Chain Free Sale



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







Located in the village of Dromara, on the Rathfriland Road, this delightful end-terrace home presents an excellent opportunity for first-time buyers or investor. The property boasts three well-proportioned bedrooms, with one conveniently located on the ground floor, providing flexibility for various living arrangements.

The extensive rear garden is a true highlight, offering a blank canvas for gardening enthusiasts to cultivate their dream outdoor space, the possibilities are endless.

Off-street parking ensures convenience, making this property not only appealing for its interior but also for its practical aspects. Located in the heart of Dromara village, you will find yourself within easy reach of local amenities and the picturesque surroundings that this area has to offer.

This home is ready for you to make it your own, call our Ballynahinch Branch to secure a viewing.

### Accommodation

The ground floor of this property contains an entrance hall with storage, through living room with featured multi-fuel stove to an inner hallway with access to the ground floor bedroom, linen closet and open plan kitchen/dining area that benefits from an integrated hob, oven, dishwasher and Fridge freezer. From the kitchen you can access the downstairs WC, utility room and the rear garden. Moving to the first floor there are two well-sized bedrooms and bathroom with separate shower enclosure.

### Location

Located in the quiet and friendly village of Dromara, this terraced town house sits conveniently to the centre of the village where shops, restaurants and schools can be accessed with ease. Dromara village is also a great connective point to nearby towns such as Ballynahinch, Dromore, Banbridge and Lisburn.

### Contact

To book a viewing please contact Carrie on 02897564400/07803626095 or email - [ballynahinch@quinnestateagents.com](mailto:ballynahinch@quinnestateagents.com)

### Mortgage Advice

If you require financial advice on the purchase of this property, please do not hesitate to contact Laura McLean from Ritchie & McLean Mortgage Solutions on 07731435310 or email Laura on [laura@ritchiemclean.co.uk](mailto:laura@ritchiemclean.co.uk)



33 Rathfriland Road, Dromara

Terms & Conditions: Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by thorough inspection of the property and we recommend that any prospective purchaser should employ the professional services of a building surveyor and consider their findings prior to entering into contract. All such fees associated with this work will be the responsibility of the prospective purchaser regardless of whether the sale completes or not. In addition, none of the appliances or installations have been tested in any way whatsoever and it is our recommendation that a purchaser should fully satisfy themselves by employing an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room and should not be relied upon as completely accurate. You should not make decisions based on the measurements provided and double check measurements at all times. 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.



For any enquiry relating to this property, please contact

**Carrie Mackin**

[carrie@quinnestateagents.com](mailto:carrie@quinnestateagents.com)  
07803626095

### Ballynahinch Branch

24 High Street  
Ballynahinch BT24 8AB  
028 9756 4400

### Downpatrick Branch

15 Market Street  
Downpatrick BT3 06LR  
028 4461 2100

### Banbridge Branch

18 Bridge Street  
Banbridge BT32 3JS  
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### General Enquiries

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