

## 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  
028 4062 2226

## General Enquiries

banbridge@quinnestateagents.com



For any enquiry relating to  
this property, please contact

Leanne Glover

leanne@quinnestateagents.com  
07703612260



25 Lynn Avenue  
Dromore  
BT25 1PZ

Offers In The  
Region Of £180,000

### 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

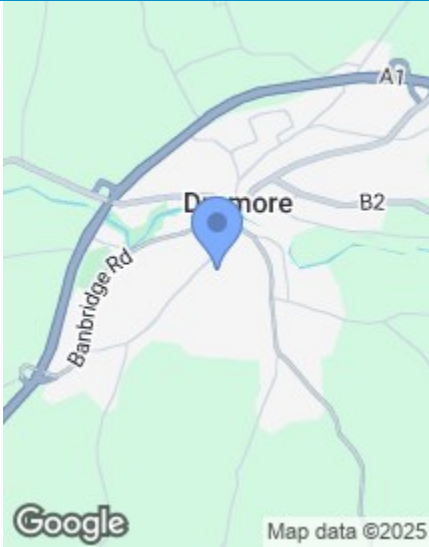
As part of our service we would remind Vendors and potential purchasers that we have a Mortgage Broker available at this branch. If you are thinking of selling, we would be happy to carry out a free market appraisal of your property.

- Semi Detached Chalet
- Three Bedrooms, One Ground Floor
- Ground Floor Bathroom
- Two Reception Rooms Including Conservatory
- Spacious Lounge with Stove Fitted
- Detached Garage
- Off Road Parking
- Oil Fired Central Heating
- EPC - 42 E
- Early Viewing Recommended

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	42	66







Directions

No 25 Lynn Avenue is situated on Barban Hill Dromore

Welcome to this charming semi-detached house located at 25 Lynn Avenue in the picturesque town of Dromore. This delightful property, built in 1985, offers a generous living space of 1,250 square feet, making it an ideal family home. As you enter, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The layout is both practical and welcoming, providing ample space for relaxation and social gatherings. The three well-proportioned bedrooms offer comfortable accommodation, ensuring that everyone has their own personal retreat. The property features a well-appointed bathroom, designed for both functionality and comfort. The semi-detached nature of the house provides a sense of privacy while still being part of a friendly community. Situated in a desirable area, this home benefits from its proximity to local amenities, schools, and parks, making it an excellent choice for families or those looking to settle in a vibrant neighbourhood. The surrounding area is known for its scenic beauty and community spirit, offering a perfect blend of convenience and tranquillity.

GROUND FLOOR

Bright entrance hall with laminate wood flooring, recessed lighting & under stair storage. Spacious Lounge with Bay window, Laminate flooring, stunning brick Fireplace with stove inset & French doors leading into Dining area which is open plan to modern fitted Kitchen comprising integrated Hob, Oven & fridge Freezer with spaces for Dishwasher & Washing Machine with a fully tiled floor throughout. Leading on into the conservatory through a striking brick archway providing additional entertaining space with double patio doors to access the Garden. Ground floor Bathroom with fully tiled walls comprising Bath with shower overhead, W.C, Wash Hand Basin. Bedroom three on the ground floor with carpet laid.

FIRST FLOOR

Two double bedrooms on the first floor, one with skylight window and carpet laid & the other with side window and fitted wardrobes.

OUTSIDE

Tarmac driveway leading to garage access and small grass lawn area to the front of the property. To the rear you have a fully enclosed, private and south facing garden with paved paths and artificial grass area, very low maintenance garden.

MORTGAGE ADVICE

If you require financial advice on the purchase of this property, please do not hesitate to contact Laura McGeown @ Ritchie & McLean Mortgage Solutions on 07716819003 alternatively you can email [laura.mcgeown@ritchiemclean.co.uk](mailto:laura.mcgeown@ritchiemclean.co.uk)

CONTACT

If you require a viewing please get in contact via phone Leanne on 02840622226/07703612260 or email - [banbridge@quinnestateagents.com](mailto:banbridge@quinnestateagents.com)

