



**24 Church Hill Gardens**  
**Dromara**  
**BT25 2NB**

**Offers Over**  
**£90,000**

- End Terraced Home
- Three Bedrooms
- Open Plan Kitchen/ Dining Area
- Ground Floor W.C
- Modern Family Bathroom
- Detached Garage with Utility Area
- Off Road Parking
- PVC Windows & Doors
- Oil Fired Central Heating
- Early Viewing Highly Recommended

Energy Efficiency Rating		
	Current	Potential
<small>Very energy efficient - lower running costs</small>		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	61	63
E (39-54)		
F (21-38)		
G (1-20)		
<small>Not energy efficient - higher running costs</small>		



3 The Square  
Ballynahinch  
BT24 8AE

49 - 51 Market Street  
Downpatrick  
BT30 6LP

3 Newry Street  
Banbridge  
BT32 3EA

Sales and lettings:  
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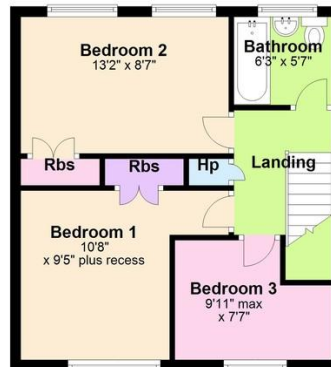
T 028 4461 2100

T 028 4062 2226

Ground Floor



First Floor



Another fabulous listing, ideal first time buy or investment property. This three bed end terrace with garage is situated in the heart of Dromara Village and within easy commuting distance to local towns such as Dromore, Ballynahinch and Banbridge. Living in Dromara you will benefit from the village lifestyle and all its local amenities.

The property comprises good sized lounge, open plan kitchen/ dining area, ground floor W.C and on the first floor you have three bedrooms, two with built in wardrobes and a modern fitted bathroom suite. Outside you have off road parking, detached garage with utility area with a nice private garden to the front and side.

#### ACCOMMODATION COMPRISE

##### ENTRANCE HALL

Tiled flooring.

##### LIVING ROOM

12' 10" x 10' 8" (3.91m x 3.25m)

Laminate flooring with open fire.

##### KITCHEN/DINING ROOM

19' 8" x 10' 8" (5.99m x 3.25m)

Open plan area with tiled flooring and fitted with a range of high and low level units with space for free standing cooker, fridge freezer and dishwasher.

##### W.C

5' 0" x 3' 4" (1.52m x 1.02m)

Tiled floor, W.C & wash hand basin.

##### FIRST FLOOR

##### BEDROOM ONE

10' 8" x 9' 6" (3.25m x 2.9m)

Built in wardrobe.

##### BEDROOM TWO

13' 2" x 8' 7" (4.01m x 2.62m)

Built in Wardrobe

##### BEDROOM THREE

9' 11" x 7' 7" (3.02m x 2.31m)

##### BATHROOM

6' 3" x 5' 7" (1.91m x 1.7m)

Modern white bathroom suite with stunning white subway tiling to include low flush W.C, wash hand basin & bath with shower over head.

##### OUTSIDE

Large off-road parking area with detached garage and front and side garden, all fully enclosed.

##### GARAGE

16' 3" x 8' 6" (4.95m x 2.59m)

Utility are to the rear of the garage with separate entrance, plumbed for washing machine.



##### 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 any way 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.