

3 The Square
Ballynahinch
BT24 8AE

49 - 51 Market Street
Downpatrick
BT30 6LP

3 Newry Street
Banbridge
BT32 3EA

Sales and lettings:
banbridge@quinnestateagents.com
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Property Sales &
Letting Specialists

T 028 9756 4400

T 028 4461 2100

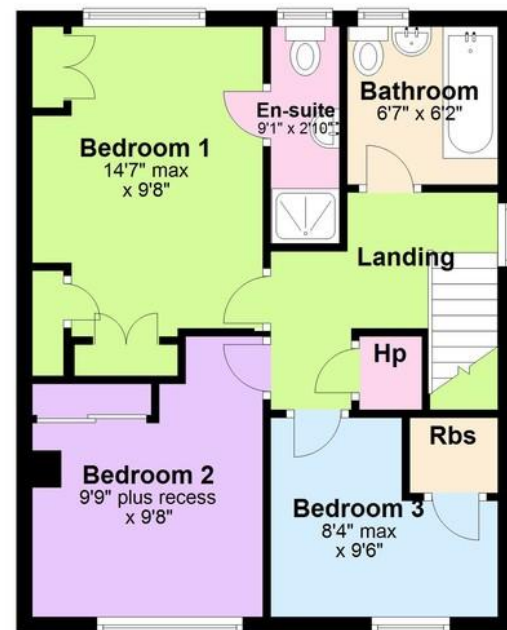
T 028 4062 2226



Ground Floor



First Floor



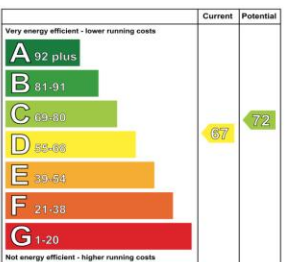
**95 Roes Hill
Lawrencetown
BT63 6FD**

**Offers In The Region Of
£132,500**

Secure this home with our in house
Financial Advisors Ritchie McLean.

- Stunning Semi Detached
- Three Bedrooms, Master Ensuite
- Ground Floor W.C
- Large Kitchen/Dining Area
- Spacious Lounge
- South Facing Sun Room
- Fully Enclosed South Facing Garden
- Quiet Corner Site
- Large Tarmac Driveway
- Move In Ready

RITCHIE McLEAN
MORTGAGE SOLUTIONS



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This stunning three bedroom property is tastefully decorated from top to bottom and has a bright and modern feel. The house comprises of a large living room, kitchen/ dining room with sun room, three sizeable bedrooms, master ensuite, family bathroom and a downstairs W.C. Outside the property it has a well kept front lawn with a good sized tarmac driveway and to the rear it has a large fully enclosed lawned and paved back garden with the south facing aspect. The House is situated in the quiet development of Roes Hill in Lawrencetown which is only a short distance from Banbridge by car. This home is move in ready and is sure to sell quickly. Early viewing is recommended.

ENTRANCE HALL

Stunning high shine floor tiling.

LIVING ROOM

14' 8" x 12' 8" (4.47m x 3.86m)

Laminate flooring, recessed lighting, TV point and open fire.

W.C

Tiled floor with W.C & wash hand basin.

KITCHEN/DINING ROOM

9' 9" x 19' 7" (2.97m x 5.97m)

Open plan room with fitted kitchen to include hob, oven, extractor with space for washing machine & fridge freezer. The kitchen has a breakfast bar area, tiled flooring, Tv point & recessed lighting.

SUN ROOM

14' 9" x 10' 10" (4.5m x 3.3m)

Laminate flooring, TV Point, recessed lighting and access to garden.

FIRST FLOOR

BEDROOM ONE

14' 7" x 9' 8" (4.44m x 2.95m)

Laminate flooring with built in storage and rear view aspect.

ENSUITE

9' 1" x 2' 10" (2.77m x 0.86m)

Fully tiled with W.C, wash hand basin and fully enclosed shower cubicle.

BEDROOM TWO

9' 9" x 9' 8" (2.97m x 2.95m)

Built in storage.

BEDROOM THREE

8' 4" x 9' 6" (2.54m x 2.9m)

Laminate flooring with built in storage.

BATHROOM

6' 7" x 6' 2" (2.01m x 1.88m)

Tiled floor and fitted with a white three piece suite to include bath with tiled surround, W.C & wash hand basin.

OUTSIDE

Well maintained grass lawn to the front with tarmac driveway to the side and to the rear you have a fabulous south facing garden, fully enclosed with 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.