

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](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)

**QUINN**  
Property Sales &  
Letting Specialists

T 028 9756 4400

T 028 4461 2100

T 028 4062 2226

Split Level Ground Floor



Split Level First Floor



**33 Burn Brae Green  
Banbridge  
BT32 4GG**

**Offers In The Region Of  
£140,000**

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

- Split Level End Townhouse
- Three Bedrooms
- Large Kitchen/Dining Room with Utility Room
- Spacious Lounge
- Ground Floor W.C
- First Floor Family Bathroom
- Move In Ready
- Modernly Decorated Throughout
- Early Viewing Highly Recommended
- Call 02840622226 to Book a Viewing.

**RITCHIE**  
MORTGAGE **McLEAN**  
SOLUTIONS

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





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This delightful three bedroom townhouse located in the popular development on the Dromore Road is a very well presented family home ideal for first time purchase or investment. On the ground floors it has a large living room, open plan kitchen/dining, utility and W.C. The first floor comprises of one bedroom and the family bathroom and on the second floor there are another two bedrooms. Outside the property has a good sized fully enclosed back garden. The development of Burn Brae is well maintained and within walking distance from the town centre and bus stops. For those having to commute the A1 is in close proximity. Early viewing is highly recommended and can be arranged through Leanne @ Quinn Property Sales - 02840622226

#### ENTRANCE HALL

Bright entrance hall with access to the living room & W.C. Stairs leading to the upper and lower levels.

#### W.C

Tiled floor with W.C & wash hand basin.

#### LIVING ROOM

**16' 0" x 11' 8" (4.88m x 3.56m)**  
Spacious room with dual window aspect and stunning open fire with oak surround.

#### KITCHEN/DINING ROOM

**11' 6" x 18' 6" (3.51m x 5.64m)**  
Modern range of high and low level units to include oven, hob, extractor, integrated dishwasher with recess for free standing fridge freezer. The room is fully tiled with access to the garden through double doors.

#### UTILITY ROOM

**9' 10" x 4' 10" (3m x 1.47m)**  
Range of high and low level units with stainless steel sink unit & space for washing machine.

#### FIRST FLOOR

#### BATHROOM

**9' 10" x 8' 6" (3m x 2.59m)**  
Tiled floor and fitted with a white four piece suite to include W.C, wash hand basin, bath and corner shower cubicle.

#### BEDROOM TWO

**11' 5" x 11' 5" (3.48m x 3.48m)**  
Rear view aspect double room with dual windows and built in robes.

#### TOP FLOOR

#### BEDROOM ONE

**16' 0" x 11' 8" (4.88m x 3.56m)**  
Dual window aspect with Tv Point.

#### BEDROOM THREE

**9' 11" x 8' 5" (3.02m x 2.57m)**

#### OUTSIDE

Double tarmac driveway to the front of the property with small grass lawn. To the rear you have a fully enclosed north facing garden with paved patio area and well maintained 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.