



Ballynahinch Branch

24 High Street
Ballynahinch BT24 8AB
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Downpatrick Branch

49 - 51 Market Street
Downpatrick BT30 6LP
028 4461 2100



Banbridge Branch

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Banbridge BT32 3JS
028 4062 2226



Carryduff Branch

14B Ballynahinch Road
Carryduff BT8 8DN
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General Enquiries

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For any enquiry relating to
this property, please contact

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15 Old Railway Close
Leitrim
BT31 9PL

Offers In The
Region Of £199,950

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 Home
- Detached Garage
- Three First Floor Bedrooms
- Family Bathroom with Four Piece Suite
- Spacious Lounge with Open Fire
- Open Plan Kitchen/Dining Area
- Quiet Cul De Sac Location
- Oil Fired Central Heating
- EPC - D63
- Newly Laid Carpets & Freshly Painted Throughout

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



15 Old Railway Close

Leitrim, BT31 9PL



Directions

Nestled in the charming area of Leitrim in Castlewellan, 15 Old Railway Close presents an excellent opportunity for those seeking a semi-detached home in a tranquil rural setting. This delightful property, built in 2004, boasts a generous living space of 1,100 square feet, making it ideal for families or individuals looking for room to grow. Upon entering, you will find a welcoming reception room that serves as the heart of the home, perfect for entertaining guests or enjoying quiet evenings. The property features three well-proportioned bedrooms, providing ample space for rest and relaxation. The bathroom is conveniently located, ensuring comfort and practicality for everyday living. The exterior of the home includes ample parking spaces, adding to the convenience of this lovely residence. The surrounding area of Castlewellan is known for its picturesque landscapes and community spirit, making it a desirable location for those who appreciate both nature and a friendly neighbourhood. This semi-detached house is not only a comfortable living space but also a wonderful opportunity to become part of a vibrant community. Whether you are a first-time buyer or looking to downsize, 15 Old Railway Close is a property that should not be missed. Come and experience the charm and convenience of this delightful home for yourself.

GROUND FLOOR

Arriving into porch with tiled flooring leading into entrance hallway again with tiled flooring & under stair storage. Spacious Lounge with hard wood flooring & open fire. Open plan Kitchen/Dining area comprising a good range of high and low level Kitchen units to include integrated Fridge Freezer, Hob & Oven with space for Washing Machine & Dishwasher with a fully tiled floor throughout and recessed lighting above.

FIRST FLOOR

Stairs and landing newly laid with carpets. Bedroom one again with freshly laid carpet. Bedroom two also a double room with newly laid carpets. Bedroom three a single bedroom with laminate flooring and built in storage. Bathroom, fully tiled and comprising corner Jacuzzi bath, Corner shower cubicle, Wash hand basin & W.C with recessed lighting.

OUTSIDE

The property is situated in a quiet corner cul de sac with well maintained front lawn, large tarmac driveway with detached garage and large paved patio to side with the added benefit of the country views to rear, this really is a perfectly placed family home.

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

CONTACT

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

