

QUINN

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General Enquiries

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For any enquiry relating to this property, please contact

Leanne Glover

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23 Dromore Street
Rathfriland
BT34 5LU

Offers In The
Region Of £139,950

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.

- Mid Terrace, Three Storey Home
- Three Bedrooms, One First Floor, Two Second Floor
- Cosy Lounge with Recessed Lighting
- Modern Kitchen with Open Plan Dining
- Utility Area & Tiled Rear Hall
- Sizeable First Floor Shower Room
- Oil Fired Central Heating
- Detached Garage & Rear Patio Area
- EPC - 44E
- Early Viewing Highly 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		44	66
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



23 Dromore Street

Rathfriland, BT34 5LU



Directions

23 Dromore Street is situated on the left hand side when entering Rathfriland from Banbridge Road. Or if coming from Rathfriland Town Centre, Newry Street onto Dromore Street, it will be on the right hand side.

Nestled in the charming town of Rathfriland, this delightful terraced house at 23 Dromore Street offers a perfect blend of character and modern living. Built in 1905, this property boasts a rich history while providing ample space for comfortable family life. Spanning an impressive 1,180 square feet, the home features three well-proportioned bedrooms, making it ideal for families or those seeking extra space.

Upon entering, you are welcomed into a cosy reception room, perfect for relaxing or entertaining guests. The layout of the house is both practical and inviting, ensuring that every corner is utilised effectively. The single bathroom is conveniently located, catering to the needs of the household.

One of the notable advantages of this property is the detached garage to rear, a valuable asset in this area. The location itself is a highlight, offering a peaceful residential environment while being within easy reach of local amenities, schools, and transport links. Whether you are a first-time buyer or looking to invest in a property with character, this terraced house presents an excellent opportunity. Do not miss the chance to make this lovely home your own in the heart of Rathfriland.

GROUND FLOOR

Tiled entrance hallway leading into Living Room with carpet laid and recessed lighting. Modern Kitchen units comprising integrated Fridge Freezer, Hob & Oven with space for washing machine. Open plan area in Kitchen for Dining with recessed lighting & tiled flooring throughout. Utility area with tiled flooring, space for dryer and low level unit storage. Rear hall with tiled flooring and double patio doors.

FIRST FLOOR

Stairs & Landing with carpet laid leading to fully tiled Shower Room comprising spacious walk in shower, W.C, wash hand basin to include vanity, heated towel rail, recessed lighting and access to the Hot Press. Bedroom one with laminate flooring and front facing dual window aspect.

SECOND FLOOR

Stairs and Landing area laid in carpet. Bedroom two with carpet laid and front facing aspect. Bedroom three with carpet laid and sky light window.

OUTSIDE

The property has on street parking to the front. Vehicle access via Castle Street along right of way to paved parking area and access to the detached garage behind. Paved patio area with steps to low level, private gravel garden area below with double patio doors to access the property.

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@ritchieclean.co.uk

CONTACT

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



23 Dromore Street, Rathfriland