

# QUINN

Estate Agents

## Ballynahinch Branch

24 High Street  
Ballynahinch BT24 8AB  
028 9756 4400

## Downpatrick Branch

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

## Banbridge Branch

18 Bridge Street  
Banbridge BT32 3JS  
028 4062 2226

## Carryduff Branch

14B Ballynahinch Road  
Carryduff BT8 8DN  
028 9081 2422

## General Enquiries

banbridge@quinnestateagents.com



For any enquiry relating to this property, please contact

Leanne Glover

leanne@quinnestateagents.com  
07703612260



8 Ulster Avenue  
Rathfriland  
BT34 5QQ

Offers In The  
Region Of £124,950

### 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.

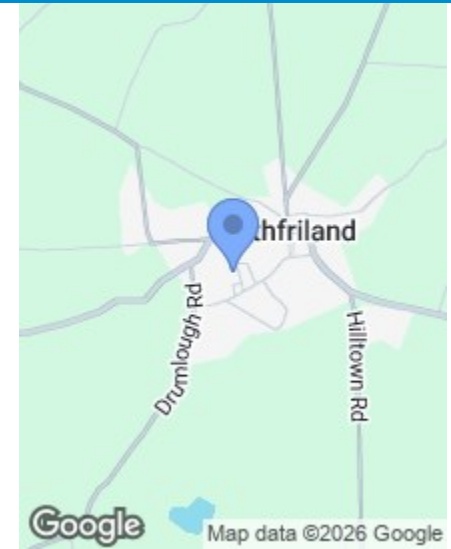
### Valuation/Mortgage Service

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
- Three Bedrooms, One with Built In Wardrobe
- Large Kitchen/ Dining Area
- Spacious Lounge
- First Floor Family Bathroom
- Paved Driveway with Car Port
- Covered Back Yard
- Detached Garage with Workshops
- Chain Free Sale
- EPC - TBC

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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





**Directions**

Ulster Avenue is found by taking Church Square onto John Street, then turning right onto Ulster Avenue. A short walk from Town Centre, shops and other local amenities.

Welcome to this charming terraced house located at 8 Ulster Avenue in the picturesque town of Rathfriland. This delightful property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. As you step inside, you will find a warm and inviting atmosphere that is perfect for both relaxation and entertaining. The layout of the house is designed to maximise comfort and functionality, ensuring that every corner of the home is utilised effectively. The surrounding area of Rathfriland offers a wonderful community spirit, with local amenities, schools, and parks just a stone's throw away. This location provides a perfect blend of tranquillity and convenience, allowing residents to enjoy the beauty of the countryside while still having access to essential services. Whether you are a first-time buyer or looking to invest in a property with great potential, this terraced house on Ulster Avenue presents an excellent opportunity. With its appealing features and prime location, it is sure to attract interest. Do not miss the chance to make this lovely house your new home

**GROUND FLOOR**

Entrance porch leading into an entrance porch lined with laminate flooring. A lounge with Fireplace & electric fire inset. A good size Kitchen/Dining area with a range of high and low level units, space for appliances and tiled flooring. The kitchen benefits from a large pantry cupboard and offers scope for modernisation.

**FIRST FLOOR**

Bedroom one is laid in carpet with large built in wardrobe. Bedroom two and three both also laid in carpet & both with front facing aspect. The family bathroom comprises a white three piece suite and is fully tiled.

**OUTSIDE**

The front of the property offers generous paved parking, with a car port to the side of the property, with a small well maintained lawn & mature shrubs. To the rear of the property there is a covered yard and a detached garage incorporating a workshop area.

**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](mailto: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](mailto:banbridge@quinnestateagents.com)



8 Ulster Avenue, Rathfriland