

QUINN

Estate Agents

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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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07703612260



62a Monree Hill
Donaghcloney
BT66 7GY

Offers In The
Region Of £215,000

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.

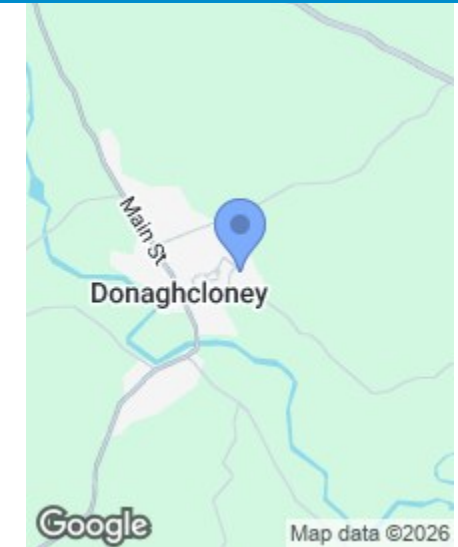
- Modern Semi Detached Home
- Three Bedrooms, Master Ensuite
- Spacious Lounge with Stove Fitted
- Open Plan Kitchen/Dining Area
- Ground Floor W.C & First Floor Family Bathroom
- Approx 1300 Sq Ft Home
- Oil Fired Central Heating
- Off Road Parking
- EPC - 82 B
- Move In Ready

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	82	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



62a Monree Hill

Donaghcloney, BT66 7GY



Directions

Monree Hill development is situated on The Monree Road Donaghcloney by turning of Main Street Donaghcloney. Only a short walk to the Village Centre and conveniently placed to surrounding towns such as Banbridge, Dromore & Moira.

Nestled in the charming village of Donaghcloney, this delightful semi-detached house at 62A Monree Hill offers a perfect blend of modern living and comfort. Built in 2020, the property boasts a generous living space of 1,300 square feet, making it an ideal home for families or those seeking extra room to breathe.

Upon entering, you are welcomed into a bright and airy reception room, perfect for entertaining guests or enjoying quiet evenings with family. The well-designed layout includes three spacious bedrooms, providing ample space for relaxation and privacy. The two bathrooms are thoughtfully placed, ensuring convenience for all occupants.

The property is situated in a peaceful neighbourhood, allowing for a tranquil lifestyle while still being within easy reach of local amenities. Donaghcloney is known for its friendly community and picturesque surroundings, making it a wonderful place to call home.

With its modern construction and thoughtful design, this semi-detached house is not just a property; it is a place where memories can be made. Whether you are looking to settle down or invest in a promising area, this home offers a fantastic opportunity. Do not miss the chance to view this lovely residence and envision your future in this delightful setting.

GROUND FLOOR

Bright and open entrance hallway with wood effect tiled flooring and access to the ground floor W.C, comprising wash hand basin and W.C. Spacious Lounge with laminate flooring, stove fitted with Oak mantel. Modern two tone Kitchen units comprising, Tiled floor, recessed lighting, eye level Ove, Grill, integrated Dishwasher & space for free standing Fridge Freezer.

FIRST FLOOR

Stairs and landing laid with carpet. Family Bathroom fitted with white four piece suite to include bath, corner shower cubicle, W.C and wash hand basin with vanity. Bedroom one with carpet laid, dual window aspect and Ensuite with tiled flooring & fitted with Shower, was hand basin with vanity & W.C. Bedroom two with carpet laid and side view aspect. Bedroom three a great sized third bedroom again with carpet laid and side view aspect.

OUTSIDE

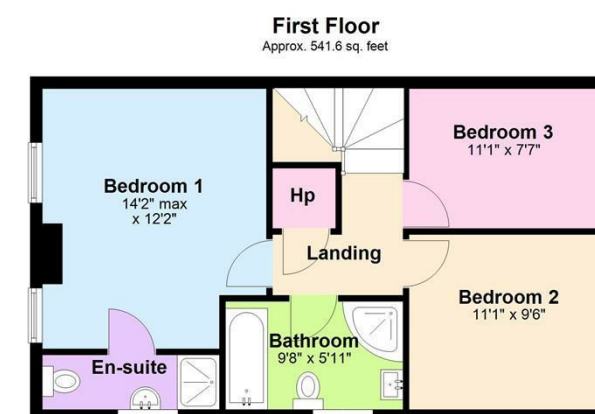
Situated on a corner site with double tarmac driveway and manageable grass lawn. To the rear you have a fully enclosed and low maintenance garden with paved patio & artificial grass.

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



Total area: approx. 1079.8 sq. feet