

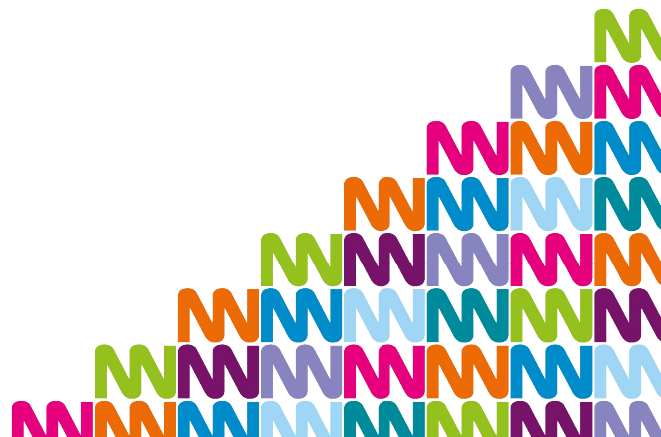


**54 Lackan Road**  
 Banbridge  
 BT32 5HF

**£1,200 Per Month**

- Bungalow
- Three Bedroom
- Rural Location
- Bathroom and Wet Room
- Gas Fired Central Heating
- Pet Friendly
- Rent includes - Gas, Electric and Wifi
- To request an application form please email [philip@quinnestateagents.com](mailto:philip@quinnestateagents.com)
- EPC 62

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	62
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			





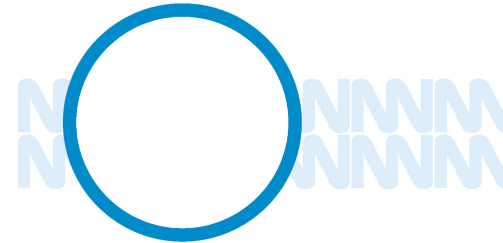
Nestled in the heart of South Down a short 10 minute Drive from Castlewella and Rathfriland alike, this recently constructed bungalow will guarantee a tranquil location situated within an Area of Outstanding Natural Beauty. Located off the Lackan Road Ballyrone, this exceptional three bedroom bungalow provides excellent family accommodation and superb outside entertaining space.

The property comprises of a sizeable kitchen, a large open plan living area complete with exposed beams and vaulted ceiling, three ample sized bedrooms, a wet room and main bathroom.

The property benefits from underfloor gas fired central heating throughout along with a wood burning stove to the living area.

The property is fully furnished and the monthly rent includes, electric and wifi. The property is pet friendly and access to a dog pen is optional.

To request an application form, please email [philip@quinnestateagents.com](mailto:philip@quinnestateagents.com) or call 07525589333.



For any enquiry relating to this property, please contact

**Philip White**

[philip@quinnestateagents.com](mailto:philip@quinnestateagents.com)

#### **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

#### **General Enquiries**

[sales@quinnestateagents.com](mailto:sales@quinnestateagents.com)

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.

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Estate Agents

[quinnestateagents.com](http://quinnestateagents.com)