



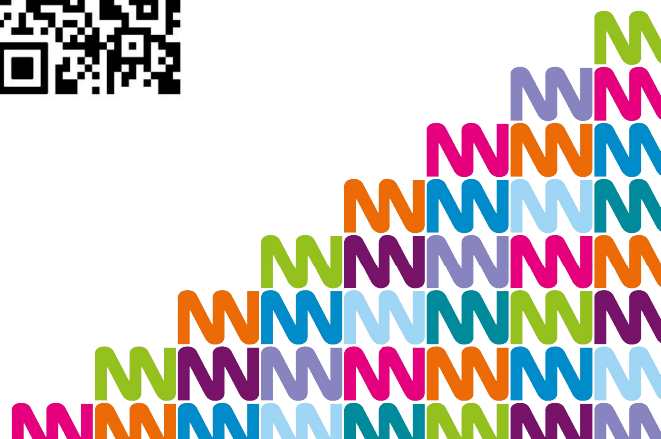
14C Bernagh Green
Newcastle
BT33 0BP

Offers In The Region Of £95,000

- One Bedroom First Floor Flat
- Spacious Lounge
- Modern Fitted Kitchen
- Fully Tiled Bathroom
- Gas Central Heating
- Leasehold - Service Charge & Ground Rent £284.00 P/A
- Communal Garden Space with Storage
- EPC C 74
- Chain Free Sale
- Move In Ready



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





Quinn are pleased to present this delightful one bedroom home to the market. The property has been very well maintained & presented and enjoys a convenient location within walking distance to the Town Centre. The property benefits from gas heating and a modern fitted kitchen and will suit ample buyers such as first time buyers, investors or those wanting a little bolt hole by the sea. Viewing by appointment by calling or emailing the office to arrange.

ACCOMODATION

Laminate flooring in entrance hallway. Spacious lounge with laminate flooring, TC point and large front window. Modern fitted kitchen with space for cooker, washing machine & fridge freezer. Fully tiled bathroom with W.C, wash hand basin & bath with shower overhead. Double bedroom with carpet laid & built in storage.

OUTSIDE

Communal garden area and to rear you have communal area with washing line, bin storage and additional outhouse storeroom.

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 - sales@quinnestateagents.com



For any enquiry relating to this property, please contact

Leanne Glover

leanne@quinnestateagents.com
07703612260

Ballynahinch Branch

24 High Street
Ballynahinch BT24 8AB
028 9756 4400

Downpatrick Branch

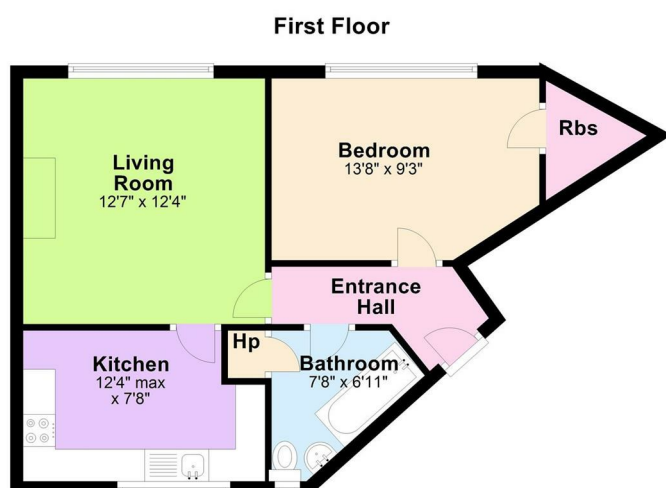
49-51 Market Street
Downpatrick BT30 6LP
028 4461 2100

Banbridge Branch

18 Bridge Street
Banbridge BT32 3JS
028 4062 2226

General Enquiries

sales@quinnestateagents.com



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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