



63 Roes Hill

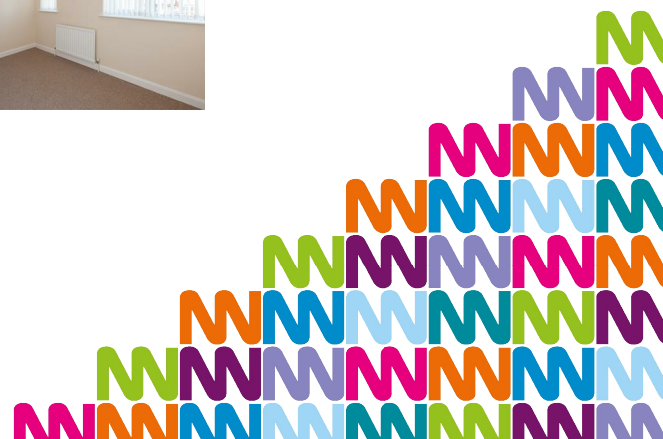
Craigavon
BT63 6FB

£725 PCM

- Semi Detached Home in Quiet Residential Development
- On Street Parking
- Three Bedrooms & Master with Ensuite
- Kitchen/Dining Room with Appliances
- Three Piece Bathroom Suite with Shower Head Mixer Over Bath
- Oil Fired Central Heating
- To request an application form, please email rentals@quinnestateagents.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



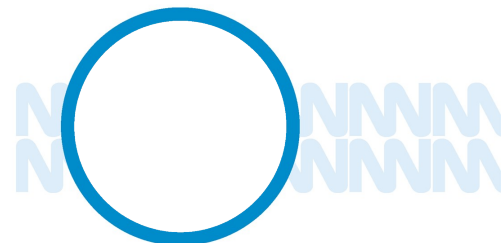


Quinn Estate Agents are delighted to bring to the market this well presented end terrace townhouse in the quiet development of Roes Hill.

This spacious three bedroom, semi-detached property has been recently redecorated to a high standard throughout. The ground floor of the property comprises of a bright entrance hallway, leading to a generous sized lounge with feature fireplace, modern kitchen/dining area with electric hob & oven, fridge. There is also a convenient downstairs WC & wash hand basin situated on the ground floor.

The first floor includes a master bedroom & ensuite with shower cubicle, WC & wash hand basin, second double bedroom & a generous single bedroom with built in cabin bed. Bathroom has a three piece suite with showerhead mixer tap over the bath. The rear of the property has a generous sized low maintenance garden with decking area.

The property will be available from mid September. To request an application form, please email rentals@quinnestateagents.co



For any enquiry relating to this property, please contact

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028 9756 4400

Downpatrick Branch

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

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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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