



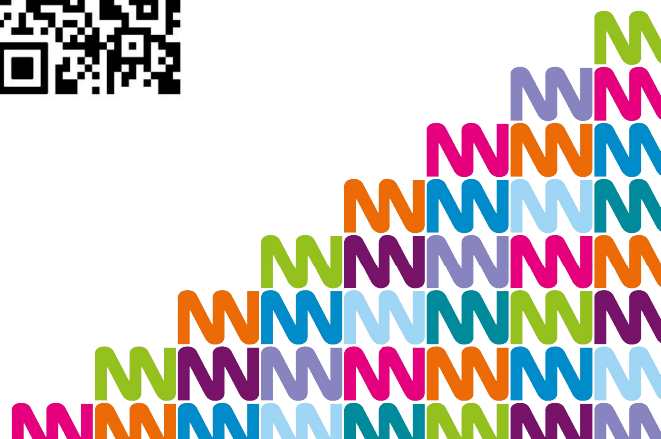
**18 Church Avenue**  
 Dundrum  
 BT33 0NB

**Offers In The Region Of**  
**£122,500**

- Mid Terrace Home
- Three Bedrooms
- Generous Lounge
- Kitchen
- Utility Room
- Ground Floor Shower Room
- Enclosed Rear Entertaining Area
- Various Outdoor Storage Rooms
- Oil Fired Central Heating
- Chain Free Sale



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







Located in the charming coastal village of Dundrum, just 4 miles from the popular seaside town of Newcastle, this mid-terrace home presents an excellent opportunity for first-time buyers or investors.

With its potential for customisation, the property allows new owners to put their stamp on it and create a personalised living space. Its convenient location offers the perfect balance of village tranquility and easy access to coastal amenities, making it a versatile and appealing choice.

### ACCOMMODATION

The ground floor comprises a generous living room, kitchen, utility room and shower room. Upstairs there are three good sized bedrooms, all with built in robes.

### OUTSIDE

With on street parking to the front, and enclosed front and rear entertaining area, this home offers low maintenance outdoor upkeep, with ample storage areas.

### MORTGAGE ADVICE

Please contact our associate, Donnan Ritchie from Ritchie & McLean Mortgage Solutions on 07545 576 819 or email [donnan@ritchiemclean.co.uk](mailto:donnan@ritchiemclean.co.uk) Donnan is based in our Downpatrick branch.

### ENQUIRIES TO

Edel Curran:  
[edel@quinnestateagents.com](mailto:edel@quinnestateagents.com) or 07703 612 257



For any enquiry relating to this property, please contact

**Edel Curran**

[edel@quinnestateagents.com](mailto:edel@quinnestateagents.com)  
 07703 612 257

### Ballynahinch Branch

24 High Street  
 Ballynahinch BT24 8AB  
 028 9756 4400

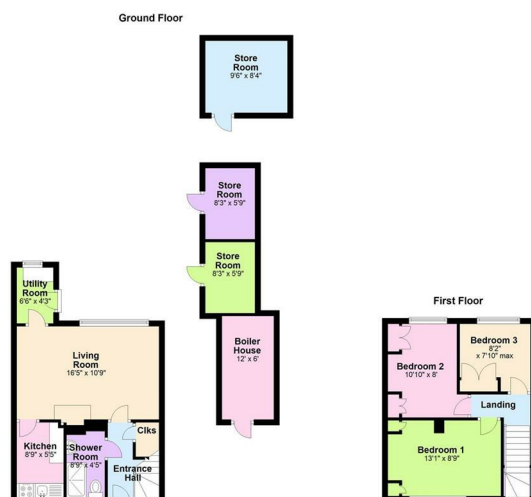
### Downpatrick Branch

15 Market Street  
 Downpatrick BT3 06LR  
 028 4461 2100

### Banbridge Branch

18 Bridge Street  
 Banbridge BT32 3JS  
 028 4062 2226

### General Enquiries



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.

**QUINN**  
 Estate Agents

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