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24 High Street
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028 9756 4400

Downpatrick Branch

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Downpatrick BT30 6LP
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Banbridge Branch

18 Bridge Street
Banbridge BT32 3JS
028 4062 2226

General Enquiries

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For any enquiry relating to this property, please contact

Leanne Glover

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48 Roes Hill Lawrencetown BT63 6FD

Offers In The Region Of £235,000

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 Detached House
- Four Bedrooms, Master Ensuite
- Bright Spacious Lounge with Open Fire
- Stylish Kitchen with Integrated Appliances
- Separate Formal Dining Room
- Beautiful Vibrant Garden
- Oil Fired Heating
- EPC - 65 D
- Large Brick Tile Driveway
- Viewing By Appointment Only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



48 Roes Hill

Lawrencetown, BT63 6FD

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Directions

Roes Hill is situated in the quiet village of Lawrencetown just a short drive from Banbridge Town

This stunning four bed property has plenty to offer, tiled floors in the hall, kitchen and dining area just bounce light all through the house, Large windows make sure the sun lets this detached house shine. The property has plenty of lounge space as well as an open fireplace with wooden surround and mantelpiece with black tiled elements also. The garden is the real stunner here where you will find any nature enthusiasts dream as you step out of your double patio doors to a world of colour and nature that would be perfect for those with green thumbs or those who just want to soak in the natural haven that is the rear of 48 Roes Hill. With 4 bedrooms in the upstairs this property would be perfect for a family or those needing office space within the house, what are you waiting for?

Ground Floor

Step in to 48 Roes Hill and you are greeted by a large, bright tiled hallway that leads you to a wonderful, modern kitchen with integrated appliances and stylish wooden kitchen top surfaces. The kitchen is open plan to a spacious dining area that also has a large larder cupboard. Double patio doors in the dining area lead out to a beautiful and vibrant garden, alive with an assortment of flowers and greenery, with plenty of space for relaxing in this microcosm of wildlife. The ground floor also comes equipped with an open living room, lit up by a large bay window and for those cosy winter evenings, an open fireplace. The ground floor also has WC with hand wash basin and toilet.

First Floor

Fully carpeted stairs and landing, bedroom one with rear view aspect and ensuite that is fully fitted with tiled floor, corner shower cubicle, W.C and hand wash basin. Bedroom two and three with carpet laid with front view aspect. Bedroom four again with carpet laid with rear view aspect. Family Shower room with tiled floor comprising large corner shower cubicle, W.C and hand wash basin.

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 - sales@quinnestateagents.com

