

QUINN

Estate Agents

SHORTLISTING IN PROGRESS



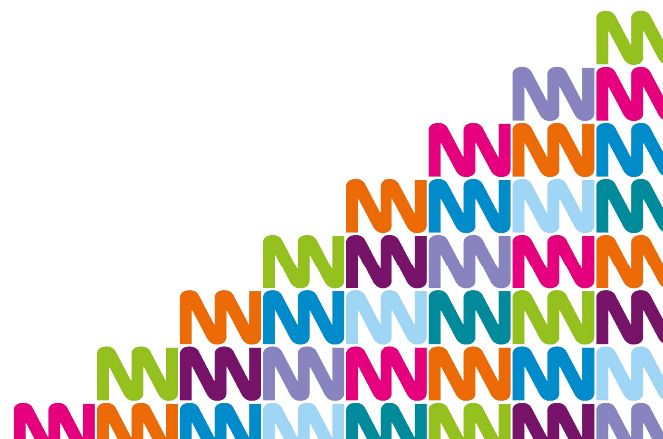
40 Drumlin Grange

Moneyslane
BT31 9UT

£695 Per Month

- Three Bedroom
- Link Detached
- Excellent Condition
- Oil Fired Central Heating
- Gas Hob
- Wood Burning Stove
- Modern Bathroom with sound system
- To request an application form, please email rentals@quinnestateagents.com
- CLOSING DATE FOR APPLICATION IS WEDNESDAY 11TH SEPTEMBER AT 4PM

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



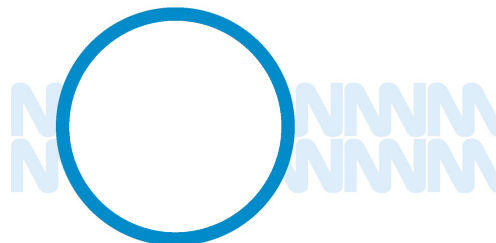


This delightfully appointed three bedroom link detached home located in the rural hamlet of Moneyslane on the main A28 Banbridge to Castlewellan Road.

As you step inside, you'll be greeted by a cosy reception room complete with wood burning stove, perfect for relaxing with family or entertaining guests. The property boasts three well-appointed bedrooms, offering ample space for a growing family or those in need of a home office.

The property is in excellent condition both internally and externally, ensuring a hassle-free move-in experience.

One of the highlights of this property is the private garden, ideal for enjoying a morning coffee or hosting summer barbecues with friends. The rural location provides a peaceful retreat from the hustle and bustle of city life, yet it offers easy commuting options for those who need to travel for



For any enquiry relating to this property, please contact

Philip White

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

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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