



18 Farranfad Road
Downpatrick
BT30 8JD

**£825 Per
Calendar Month**

- 2 Bed Semi Detached Cottage
- 2 Spacious bedrooms
- Family bathroom
- Open plan Kitchen/Dining/Living aread
- Outside Entertaining area
- Beauiful rural surroundings
- EPC D65 Potential D67
- Strictly NO PETS due to neighbouring live
- Application forms to be sent to aobheann@quinnestateagents.com
- For more information on this property contact Aobheann on 07710308955/02844612100



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	67
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





Available for rent, 18 Farranfad Road is a delightful two-bedroom semi-detached cottage set in a stunning rural locale. This spacious property offers a blend of comfort and charm, featuring generously sized rooms that create an inviting and airy living environment. Surrounded by scenic countryside, the cottage provides a peaceful retreat from the hustle and bustle of city life, making it an ideal choice for those seeking tranquility and a connection to nature. With its lovely rural views and ample space, this rental property is perfect for enjoying a serene and picturesque lifestyle.

For more information on this beautiful property please contact Aoibheann in our Downpatrick branch on 07710308955

Application Process

An application form can be downloaded from our website. We would advise you to fill this out at your earliest convenience and email it through to our lettings team on downpatrick@quinnestateagents.com - alternatively you can leave a copy into our Downpatrick Branch.

At Quinn we do not charge a tenant an application charge.

Housing Benefit or DHSS

Each application will be considered on an individual basis, we encourage you to fill in the application as thoroughly as possible & seek advice from your local housing authority if you need clarity on what you are entitled to.

Pets

Due to the neighboring livestock at this property, unfortunately applicants with pets will NOT be considered.

Rates

The landlord pays for the rates at this property.



For any enquiry relating to this property, please contact

Aoibheann Dagens

[aoibheann@quinnestateagents.com](mailto:auibheann@quinnestateagents.com)
07710308955

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

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Estate Agents

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.