



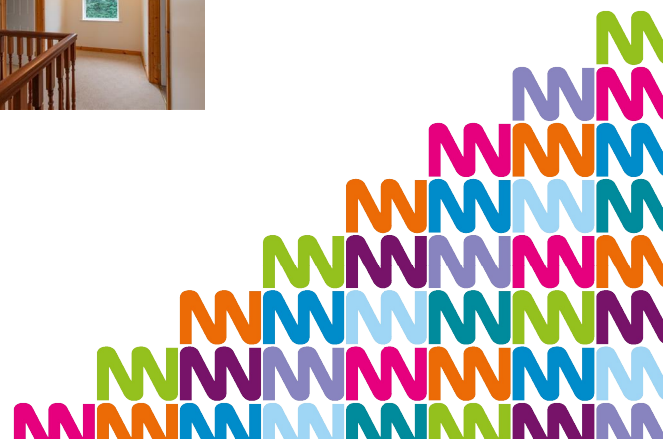
**96 Monree Hill**  
 Donaghcloney  
 BT66 7GY

**£995 Per Month**

- Four Bedroom
- Detached Residence
- Two Reception Rooms
- Large Kitchen Diner
- Utility Room
- Downstairs WC
- Master Ensuite
- EPC62
- Detached Garage
- If you are interested in the property, please email your expression of interest to [banbridge@quinnestateagents.com](mailto:banbridge@quinnestateagents.com). Following this we will be in contact with you to advise of an open viewing slot.



| Energy Efficiency Rating                    |  | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs |  |         |           |
| (92 plus) A                                 |  |         |           |
| (81-91) B                                   |  |         |           |
| (69-80) C                                   |  |         |           |
| (55-68) D                                   |  | 62      | 66        |
| (39-54) E                                   |  |         |           |
| (21-38) F                                   |  |         |           |
| (1-20) G                                    |  |         |           |
| Not energy efficient - higher running costs |  |         |           |

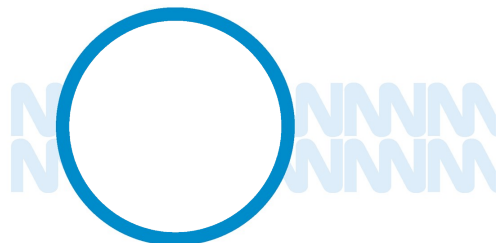




Welcoming to the rental market this outstanding four bedroom detached property located in the highly sought after Monree Hill area of the sleepy village of Donaghcloney.

Lying a approximately 5 miles from Banbridge, Donaghcloney is a small village with local amenities and facilities within walking distance of this delightful home and conveniently located to the towns of Lurgan, Dromore and Banbridge for those who wish to commute.

The property is well presented both internally and externally with two large reception rooms fronting the property on either side and leading onto a large kitchen diner with integrated appliances. Off the kitchen the property benefits from a utility room and downstairs w/c complete with wash hand basin.



For any enquiry relating to this property, please contact

**Philip White**

[philip@quinnestateagents.com](mailto:philip@quinnestateagents.com)

#### **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**

[banbridge@quinnestateagents.com](mailto:banbridge@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.

**QUINN**  
Estate Agents

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