

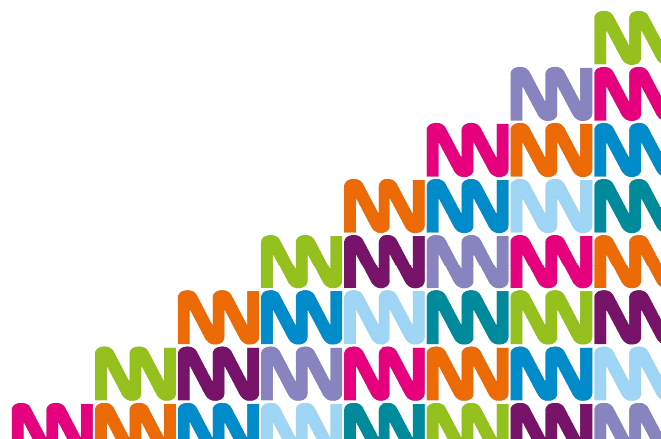


15 Quaker Green
Rathfriland
BT34 5RU

£775 Per Month

- Three Bedroom
- End Terrace
- Exception Condition
- Large Lounge
- Large Kitchen/Diner
- Utility Room
- Downstairs WC
- EPC to Follow
- Available early December
- To request an application form, please email banbridge@quinnestateagents.com

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



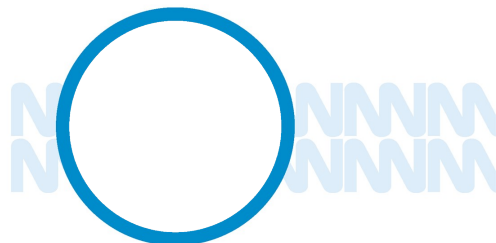


Welcoming to the rental market is this outstanding three bedroom home located in the private development Quaker Green just off Newry Street Rathfriland. Quaker Green is conveniently located to the Rathfriland Town Centre and short walk to public transport links.

The property is in exceptional condition both internally and externally and provides excellent family accommodation with three good size bedrooms and family bathroom to first complimented by a large living room complete with open fire and an ample kitchen diner. Furthermore the property benefits from a downstairs W/C located just of the utility room.

Externally the property is low maintenance with a paved entertainment area to the rear and two storage sheds.

The property benefits from Oil Fired Central Heating and Upvc.



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

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

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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