



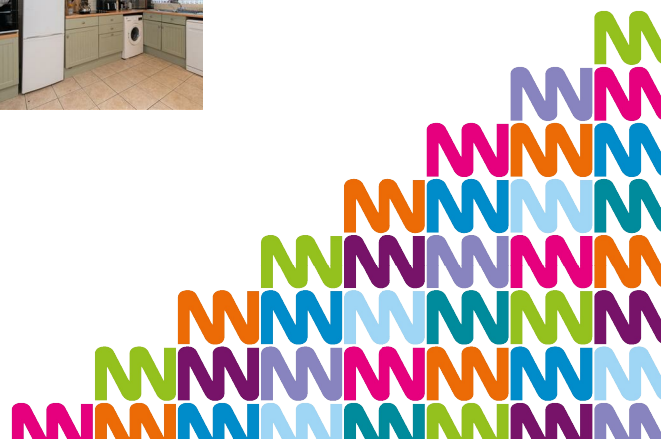
5 Church View Close
 Lawrencetown
 BT63 6DG

Offers In The Region Of £110,000

- Mid Terrace Bungalow
- Two Bedrooms, One with Ensuite
- Open Plan Kitchen/Dining Area
- Good Sized Lounge with Laminate Flooring
- Bathroom with White Three Piece Suite
- Oil Fired Central Heating
- Approx 650 Sq Ft
- EPC D 65
- Chain Free Sale
- Viewing Strictly By Appointment



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			





Nestled in the charming village of Laurencetown, this delightful terraced bungalow at 5 Church View Close is a hidden gem waiting to be discovered. Boasting two cosy bedrooms, this property offers a perfect blend of comfort and style for its future residents.

Located in a peaceful neighbourhood, this house

provides a tranquil retreat from the hustle and bustle of everyday life. The quaint surroundings of Church View

Close create a serene atmosphere ideal for relaxation and unwinding after a long day.

With its traditional terraced design, this property exudes character and charm. The interior, though compact, is thoughtfully laid out to maximise space and functionality. The bedrooms offer a peaceful sanctuary for restful nights, while the living areas are perfect for entertaining guests or simply enjoying quiet evenings in.

Situated in Laurencetown, residents will have easy access to local amenities, schools, and parks, making it a convenient location for families, professionals, or anyone looking for a close-knit community to call home.

Entrance porch and hallway, leading into lounge with laminate wood flooring. Kitchen to rear with tiled floor & recessed lighting comprising integrated hob with eye level grill & oven with space for washing machine and dishwasher with dining space. Bathroom with tiled floor, half tiled walls and fitted with bath, W.C and wash hand basin. Bedroom one with carpet laid and access to shower room which is fitted with Shower and wash hand basin. Bedroom two again with carpet laid and rear view aspect.

On street parking to front with enclosed front garden with grass lawn to rear you have a fully enclosed, low maintenance rear garden.

If you require financial advice on the purchase of this property, please do not hesitate to contact Laura McGeown @ Ritchie & McLean Mortgage Solutions on 01783 200100 (alternative) or email l.mcgeown@ritchieandmclean.co.uk

If you require a viewing please get in contact via phone Leanne on 02840622226/07703612260 or email - banbridge@quinnestateagents.com



For any enquiry relating to this property, please contact

Leanne Glover

leanne@quinnestateagents.com
07703612260

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.