



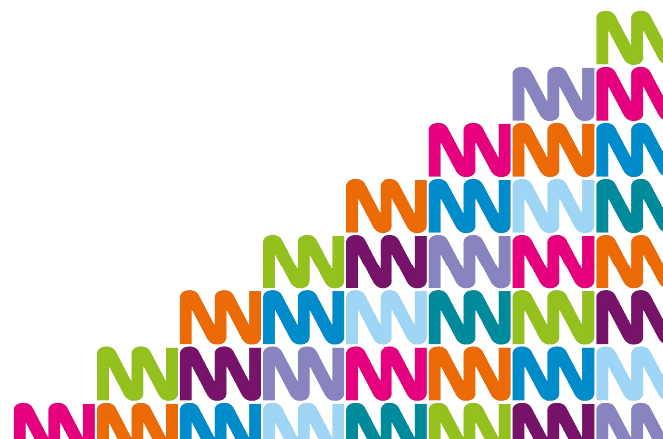
# 21 Burn Brae Green

Banbridge  
BT32 4GG

# £900 Per Month

- Mid Townhouse with Three Bedrooms
- Available 1st of February
- Modern Fitted Kitchen
- Three Piece Bathroom Suite with Shower
- Off Road Parking & Single Garage
- Master Ensuite
- Strictly no pets
- EPC: D61
- Oil fired Central Heating
- To request an application form, please email [banbridge@quinnestateagents.com](mailto: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	61	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			





Quinn Estate Agents are delighted to bring to the rental market this charming mid terrace townhouse in the popular development of Burn Brae Green, off the Dromore Road in Banbridge.

The property has recently been redecorated throughout. On the first floor the property comprises of a modern fitted kitchen with gas hob, electric oven & fridge/freezer, which leads through to the utility room. On the ground floor there is also a spacious lounge & a downstairs WC. On the first floor there are three bedrooms, including a master with an ensuite, a double & a generous single bedroom. Outside there is parking to the front & a single garage below.

The property is in close proximity to public transport links, as well as the carriageway. It is also within walking distance of Banbridge Town Centre, local leisure facilities, as well as primary & secondary schools.

To request an application form, please email [banbridge@quinnestateagents.com](mailto:banbridge@quinnestateagents.com) or apply via [www.quinnestateagents.com](http://www.quinnestateagents.com)



For any enquiry relating to this property, please contact

**Cameron Moore**

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

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Estate Agents

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