



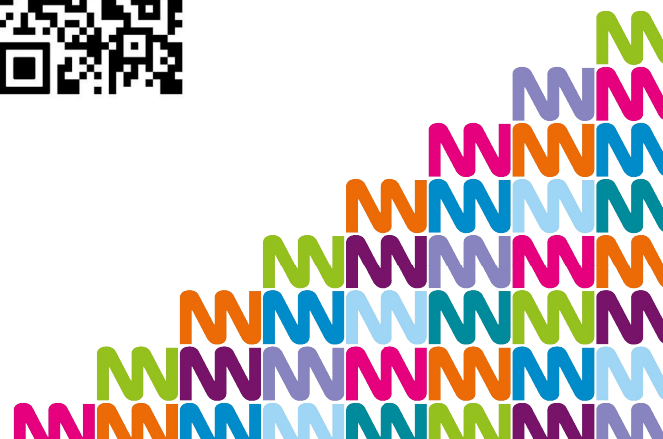
**35 Rathfriland Road**  
Dromore  
BT25 2JG

**Offers In The Region Of  
£124,950**

- Mid Terrace Home
- Three Bedrooms
- Spacious Lounge
- Open Plan Kitchen Dining
- Downstairs Bathroom
- Featured Roof Terrace
- Extensive Rear Garden with Patio Area
- Oil Fired Central Heating
- EPC 65/D
- Chain Free Sale



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





This mid-terrace home presents an excellent opportunity for first-time buyers or investors. With three generously sized bedrooms, this property offers ample space for comfortable living. The ground floor bathroom adds to the convenience of the layout.

The property is ideally situated within the village, ensuring that all essential amenities are just a short walk away. Additionally, the excellent transport links to neighbouring towns make it a practical choice for those commuting.

One of the standout features of this home is the delightful roof terrace, which provides a lovely vantage point to overlook the extensive rear garden. This outdoor space is perfect for relaxation or entertaining, complemented by a well-maintained patio area.

This home is offered for sale chain-free, allowing for a smooth and straightforward purchasing process. With a touch of modernisation, this property could truly become the perfect residence, tailored to your personal style and needs. Don't miss the chance to make this delightful house your new home.

### Accommodation

The ground floor comprises entrance hall with storage, through living room offering access to the kitchen, an inner hallway to the bathroom and first floor. The first floor has three sizeable bedrooms with the primary bedroom offering access to a roof terrace overlooking the extensive rear garden. The first floor also benefits from the addition of a shower in landing area.

### Location

Located in the village of Dromara, this mid-terraced town house sits conveniently to the centre of the village where all amenities can be accessed. Dromara village is also a great connective point to nearby towns such as Ballynahinch, Dromore, Banbridge and Lisburn.

### Contact

To book a viewing please contact Carrie on 02897564400/07803626095 or email - ballynahinch@quinnestateagents.com

### Mortgage Advice

If you require financial advice on the purchase of this property, please do not hesitate to contact Laura McLean from Ritchie & McLean Mortgage Solutions on 07731435310 or email Laura on laura@ritchieclean.co.uk



For any enquiry relating to this property, please contact

**Carrie Mackin**

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### Ballynahinch Branch

24 High Street  
Ballynahinch BT24 8AB  
028 9756 4400

### Downpatrick Branch

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Downpatrick BT3 06LR  
028 4461 2100

### Banbridge Branch

18 Bridge Street  
Banbridge BT32 3JS  
028 4062 2226

### General Enquiries

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35 Rathfriland Road, Dromara

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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