

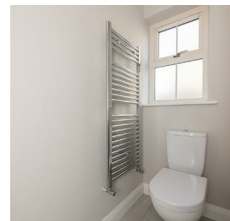


12 Monteith Meadows

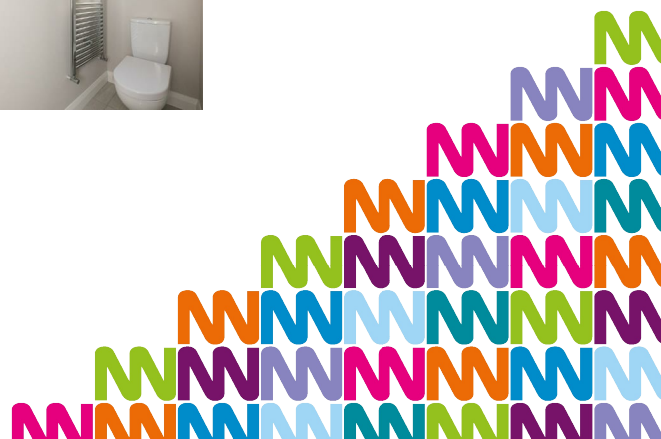
Annaclone
BT32 5AP

£925 PCM

- Semi Detached
- Three Good Sized Bedrooms
- Large Kitchen/ Dining Area
- Separate Utility Room
- Spacious Lounge with Multi-Fuel Stove
- Fully Tiled Family Bathroom
- EPC - 80C
- Unfurnished
- Strictly No Pets
- Available March 2025



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





Welcome to 12 Monteith Meadows, a charming semi-detached house located in the picturesque village of Annaclone. This newly built property offers a modern living experience, perfect for families or professionals seeking a comfortable home.

As you enter, you are greeted by a spacious reception room that provides an inviting atmosphere for relaxation and entertaining. The layout is designed to maximise space and light, creating a warm and welcoming environment. The house features three well-proportioned bedrooms, each offering ample storage and the potential for personalisation to suit your style.

With two contemporary bathrooms, morning routines will be a breeze, ensuring convenience for all residents. The design and fixtures are of high quality, reflecting the modern standards of a new build.



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For any enquiry relating to this property, please contact

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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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