

## Ballynahinch Branch

24 High Street  
Ballynahinch BT24 8AB  
028 9756 4400

## Downpatrick Branch

49-51 Market Street  
Downpatrick BT30 6LP  
028 4461 2100

## Banbridge Branch

18 Bridge Street  
Banbridge BT32 3JS  
028 4062 2226

## General Enquiries

sales@quinnestateagents.com



For any enquiry relating to this property, please contact

Leanne Glover

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07703612260



**29 Bramblewood Manor**  
Banbridge  
BT32 4RD

**Offers In The**  
**Region Of £170,000**

### 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.

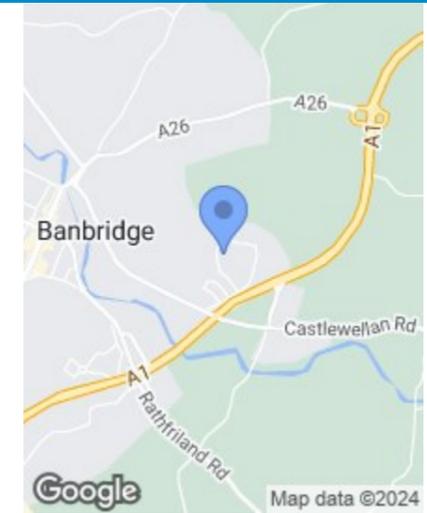
- Semi Detached Chalet Bungalow
- Four Bedrooms, Two On Ground Floor
- Ground Floor Shower Room
- Spacious & Bright Lounge
- Fitted Kitchen with Separate Utility Area
- First Floor W.C, Plumbed for Shower
- Oil Fired Central Heating
- South Facing Garden with Off Road Parking
- EPC D 64
- Early Inspection Recommended

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



# 29 Bramblewood Manor

Banbridge, BT32 4RD



## Directions

Bramblewood Manor is situated on The Castlewella Road Banbridge approx 0.7 miles from town centre, then turn left into Chinauley Park, then take the fourth left into Bramblewood and then take the second right into Bramblewood Manor & the property is on the right hand side.

This immaculate semi detached chalet bungalow built in the early 80s has been extremely well maintained and decorated neutrally which will suit ample buyers. The first floor was converted in 2013 with all the usual approvals in place providing a 1200 sq ft home along with having a new heating system and radiators installed in 2013 also this home has been very well cared for & move in ready. Situated on The Castlewella Road Banbridge in the extremely sought after development of Bramblewood Manor with this house nestled in a quiet cul de sac location. What are you waiting for call now to avoid disappointment.

## GROUND FLOOR

Bright entrance hallway with wood floor leading into the spacious lounge again with wood flooring, open fire and large bay window allowing lots of natural light into the room. Kitchen to rear with good range of high and low level units leaving space for free standing cooker, dishwasher & fridge freezer. Separate utility area plumbed for washing machine and access to rear garden. Fully tiled shower room comprising W.C, wash hand basin and large double shower cubicle with recessed lighting. Two bedrooms on the ground floor or you could have one bedroom & dining area if required, very adaptable accommodation.

## FIRST FLOOR

Conversion in 2013 with approvals in place to add two spacious first floor bedrooms and W.C which is plumbed for a shower, just not installed. Lots of eaves storage along with further closet space in landing.

## OUTSIDE

Quiet cul de sac location with tarmac driveway to side providing great off road parking, small well maintained front lawn with a south facing garden to rear laid in lawn.

## MORTGAGE ADVICE

If you require financial advice on the purchase of this property, please do not hesitate to contact Ritchie & McLean Mortgage Solutions on 028 9756 8541 alternatively email [donnan@ritchiemclean.co.uk](mailto:donnan@ritchiemclean.co.uk) or [laura@ritchiemclean.co.uk](mailto:laura@ritchiemclean.co.uk)

## CONTACT

If you require a viewing please get in contact via phone Leanne on 02840622226/07703612260 or email - [sales@quinnestateagents.com](mailto:sales@quinnestateagents.com)

