

## 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



198 Ballygowan Road  
Banbridge  
BT32 3QS

Offers In The  
Region Of £325,000

### 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.

- Detached Family Home, Approx 1800 SQ FT
- Five Bedrooms, Master with Ensuite
- Three Reception Rooms & Sun Room
- Spacious Kitchen with Recessed Lighting
- Utility Room & Ground Floor W.C
- First Floor Family Bathroom Newly Installed in 2022
- New Oil Fired Heating System Installed 2021
- Secure Gated Entrance
- EPC - D 62
- Viewing Strictly By Appointment Only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		







Directions

This property is situated at the Ballygowan Road & Lisnagade Road junction approx 1.3 miles outside Loughbrickland.

This immaculate detached home will surely turn a few heads. Finished to a high spec and decorated modernly throughout. To say the sellers have great taste would be an understatement and to truly appreciate the space this property has to offer you would need to call quick to arrange a private internal inspection. This home is situated approx. 4.5 miles from Banbridge, 1.3 miles from Loughbrickland Village, 3.5 miles from The Boulevard Shopping Outlet & the A1 close by, so very handy for those work commutes along with having great schools on the doorstep.

GROUND FLOOR

Bright & spacious entrance hallway with Neo Gatsby patterned floor tiling leading through to lounge with grey laminate wood flooring, brick fire place fitted with wood burning stove and dual aspect windows. Second reception used as family room also with grey laminate flooring, grey brick fireplace with gas fire inset. Contemporary kitchen units incorporating Belfast sink, dishwasher with space for fridge freezer. Separate utility area & ground floor W.C. Just beside the kitchen you have a well appointed third reception room, currently used as a play room but could also make the perfect dining area. The sun room can be accessed via the kitchen or play room and has double patio doors leading to the rear garden.

FIRST FLOOR

Good sized landing with carpet laid leading to the five bedrooms. Bedroom one with built in wardrobe & ensuite. Ensuite fitted with corner shower cubicle, W.C & wash hand basin. Bedroom two with wooden flooring & double built in wardrobe. Bedroom three with wooden flooring & double built in wardrobe. Bedroom four another double room with rear view aspect. Bedroom five would make a perfect single room or as currently used, Home Office. Family bathroom decorated beautifully to include white three piece suite with free standing bath, floating vanity with stunning round counter top basin and W.C

OUTSIDE

Secure gated entrance with generous plot, fully enclosed with large grass lawn, tarmac driveway and parking. Detached garage with storeroom. To the rear you have a gorgeous paved porcelain patio area with some artificial grass laid.

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 or 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

