

## 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



68 Ballyvally Heights  
Banbridge  
BT32 4AG

Offers Over  
£289,950

### 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
- Four/Five Bedrooms, Three on first Floor
- Two/Three Reception Rooms
- Spacious Kitchen with Separate Utility Room
- Fully Tiled Ground Floor Bathroom
- Master Bedroom with Ensuite
- Gas Heating
- Detached Double Garage
- EPC - C 72
- Early Viewing Highly Recommended

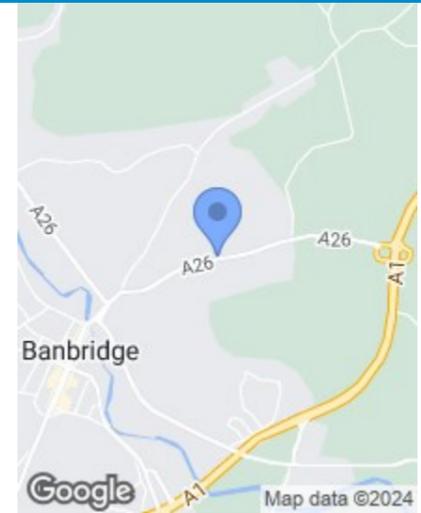
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	72
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



# 68 Ballyvally Heights

Banbridge, BT32 4AG

**QUIN**  
Estate Agents



## Directions

Ballyvally Heights is situated on The Dromore Road Banbridge, just a short drive from Banbridge Town centre taking Dromore Road for approx 0.7 Miles and Ballyvally Heights is on the left hand Side. No 68 is the first house on the left when entering the development.

A lovely welcoming feel embraces you when you enter this spacious 1800 sq ft family home. Adaptable accommodation offers scope to either have more bedroom or reception space to suit the purchaser. Presently laid out as a five bedroom, two of these on the ground floor & master bedroom on first floor with ensuite, two reception rooms and spacious kitchen with separate utility area.

Externally the property benefits from a good site with detached double garage and mature private gardens. Ballyvally Heights is a well kept popular residential area off Dromore Road & conveniently situated to the many schools, excellent shopping facilities and main routes to Belfast and Lisburn.

## GROUND FLOOR

Extensive ground floor layout with bright entrance hallway with laminate flooring and a stunning open tread stair case & closet space. Spacious lounge with laminate flooring, open fire and large bay window allowing ample natural lighting into the room. Kitchen fitted with a great range of high and low level units comprising integrated dishwasher, fridge freezer and space for a range cooker with feature brick extractor wall. Utility area with high and low level units leaving space for washing machine & dryer. Fully tiled bathroom comprising free standing roll top bath, shower cubicle, wash hand basin & W.C. Family room to rear with double patio doors and laminate wood flooring. Two ground floor bedrooms or additional reception rooms if required.

## FIRST FLOOR

Open bright landing space with large closet storage. Master bedroom with carpet, two double wardrobes & ensuite. Ensuite comprising shower cubicle, wash hand basin & W.C with tiled walls and floors. Bedroom two & three both laid in carpet with built in storage.

## OUTSIDE

Double tarmac driveway with well maintained grass lawn. Fully enclosed rear garden with perfectly placed paved patios and grass lawn. The property also benefits from a double detached garage.

## 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)



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