

QUINN

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For any enquiry relating to this property, please contact

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**29 Ballybrick Road
Banbridge
BT32 5QP**

**Offers Over
£399,950**

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.

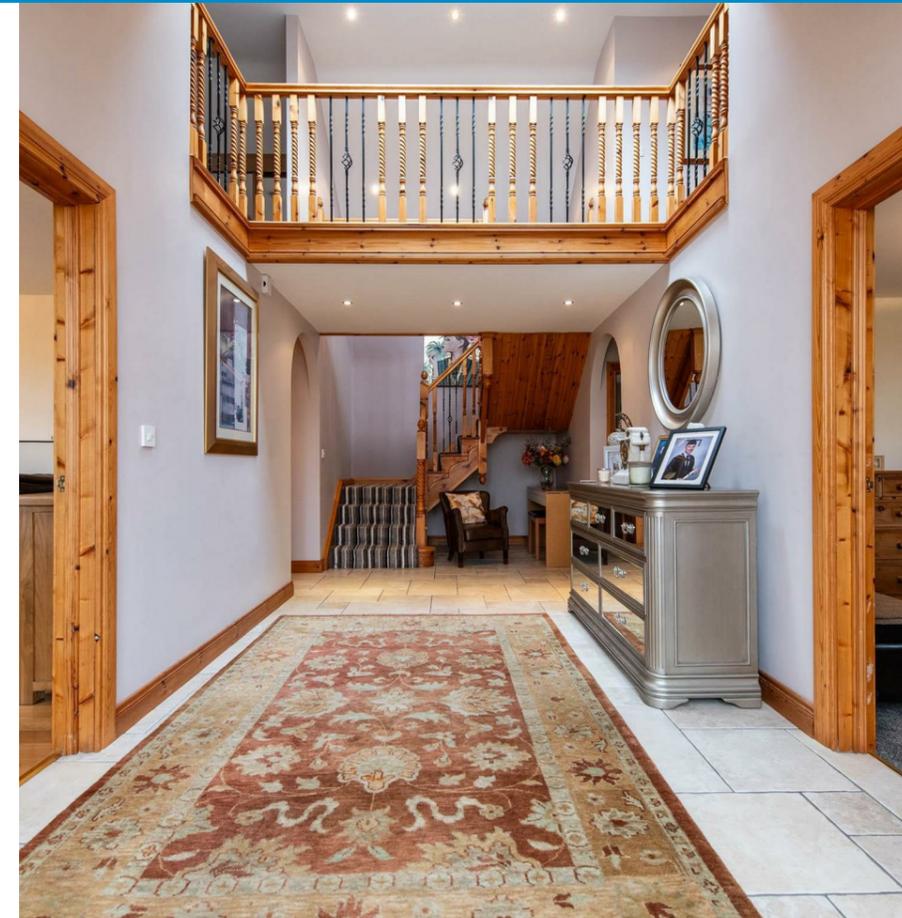
- Extensive Detached Home Approx 3000 Sq Ft
- Five Bedrooms, Three Ground Floor & Master Ensuite
- Two Reception Rooms & Sun Room
- Quality Fitted Kitchen with Pantry & utility Area
- Ground Floor Family Bathroom
- First Floor Shower Room
- Approx 1/2 Acre Site Total with Tarmac Driveway & Parking
- Oil Fired central Heating
- Double Glazed Armoured Glass Windows & Doors
- EPC D 65

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



29 Ballybrick Road

Banbridge, BT32 5QP



Directions

There are three words that come to mind here, spectacular, exquisite & impressive. This extensive detached home covers approx 3000 sq ft and provides very adaptable accommodation for the new owners. Situated on a 1/2 Acre site with gated entrance this home will appeal to many. Three bedrooms and bathroom on the ground floor with a further two bedrooms & shower room on the first floor. Modern/contemporary feel throughout making it a very welcoming home.

GROUND FLOOR

Stunning tiled entrance hallway with gallery landing above including well appointed recessed lights. Spacious lounge with hard wood flooring, dual aspect windows, fitted with stove with access to Sun Room. Sun Room with tiled flooring and double patio doors to the outside. Family Room also with stove fitted, wood effect floor tiles and open through to Kitchen/Dining area. Quality fitted kitchen with tiled flooring, recessed lighting centre island with breakfast bar to include space for double range gas cooker, recess for dishwasher and the added benefit of your very own pantry & utility room. Leading back out into the hallway with ample storage and onto the fully tiled family bathroom comprising corner bath, corner shower cubicle, wash hand basin & W.C. Three double bedrooms on the ground floor, master ensuite & bedroom two coming with fitted slide robes.

FIRST FLOOR

Bright gallery landing with recessed lighting and not one but two skylight windows allowing ample natural lighting, along with two built in robes for extra storage. A further two double bedrooms, one with built in wardrobe and a modern shower room, fully tiled comprising double walk in shower, W.C and wash hand basin.

OUTSIDE

Approaching the property you are greeted with a stunning gated entrance with tarmac laneway & immaculate grass lawn either side leading to ample parking to front. To the side and rear you have fully enclosed garden with well maintained grass lawns and paved patio area with the double detached garage with provides great storage with the added benefit of loft space above.

MORTGAGE ADVICE

If you require financial advice on the purchase of this property, please do not hesitate to contact Laura McGeown @ Ritchie & McLean Mortgage Solutions on 07716819003 alternatively you can email laura.mcgeown@ritchiemclean.co.uk

CONTACT

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

