

## 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

leanne@quinnestateagents.com  
07703612260



17 Glencar Meadows  
Banbridge  
BT32 4FD

Offers In The  
Region Of £189,950

### 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.

- Modern Semi Detached Home Built 2017
- Three Bedrooms, Master Ensuite
- Cozy Lounge with Stove Fitted
- Open Plan Kitchen/Dining Area with Tiled Flooring
- Ground Floor W.C
- First Floor Family Bathroom
- Gas Heating
- EPC B 82
- Move In Ready
- Viewing By Appointment

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		





# 17 Glencar Meadows

Banbridge, BT32 4FD

**QUIN**  
Estate Agents



## Directions

From Banbridge Town Centre take The Newry Road for approx 0.2 miles then turn right onto Fort Street Old Newry Road continue straight across the mini round about & turn into the next right onto Glencar Meadows.

A beautiful three bedroom semi-detached home with private garden and country views. Very well presented and finished to a great standard throughout, the accommodation is both spacious, bright & Modern. The property is situated in a popular residential area only a short walk from local schools, shops and the town centre, hence will hold wide appeal and an early appointment to view is recommended.

## GROUND FLOOR

Bright entrance hallway with laminate wood flooring & access to the ground floor W.C. Living room also fitted with wood flooring & Multi fuel stove. Open plan kitchen/dining area with modern range of kitchen units to include integrated fridge freezer, hob, oven, dishwasher & space for washing machine. The floor is fully tiled with access to the rear garden through double patio doors.

## FIRST FLOOR

Three first floor bedrooms all laid in carpet with master bedroom providing recently refurbished ensuite. Family bathroom comprising bath with shower overhead, W.C & wash hand basin.

## OUTSIDE

Off road parking to side with access to the fully enclosed rear garden which has been recently updated to artificial grass lawn & paved patio area.

## 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](mailto: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](mailto:sales@quinnestateagents.com)



17 Glencar Meadows, Banbridge