



4 Kenlis Court

Banbridge
BT32 3LW

Offers In The
Region Of £79,950

- Townhouse, Convenient Location
- One First Floor Bedroom with Storage
- Open Plan Living./Dining /Kitchen Area
- Living Room with Hard Wood Flooring
- Modern Kitchen with Integrated Hob & Oven
- First Floor Bathroom, Shower over Bath
- Electric Storage Heating
- EPC 72 C
- Chain Free Sale
- Ideal Investment Opportunity



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





Welcome to 4 Kenlis Court, a charming terraced house located in the picturesque town of Banbridge. This delightful property, built in 2003, offers a perfect blend of modern living and comfort.

As you enter, you are greeted by a well-appointed reception room, ideal for relaxing or entertaining guests. The space is designed to be both inviting and functional, making it a wonderful area to unwind after a long day. The property features one spacious bedroom, providing a peaceful retreat for rest and relaxation. The bathroom is thoughtfully designed, offering all the necessary amenities for your daily routines. The layout of the house maximises space, ensuring that every corner is utilised effectively.

Situated in a desirable location, 4 Kenlis Court benefits from the charm of Banbridge, with its rich history and vibrant community. The surrounding area offers a variety of local shops, cafes, and parks, making it an excellent choice for those seeking a balanced lifestyle.

GROUND FLOOR

Entrance hall with hard wood flooring and stairs accessing the first floor. Living room again with hard wood flooring leading into Kitchen which comprises a range of high and low level units to include integrated hob, oven and extractor with space for fridge freezer and washing machine.

FIRST FLOOR

Carpeted stairs leading to first floor landing. Landing with built in closet space. Bedroom with fitted wardrobes & built in wardrobe allowing ample storage options. Bathroom fitted with W.C, wash hand basin, bath with shower over head and fully tiled surround & skylight window.

OUTSIDE

No on street parking directly outside the property but area close by for same. Also private area for secure bin storage to the side of the row.

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@ritchieclean.co.uk

CONTACT

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



QUINN

For any enquiry relating to this property, please contact

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Ground Floor



First Floor



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.

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