

Ballynahinch Branch

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Downpatrick Branch

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Banbridge Branch

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Banbridge BT32 3JS
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General Enquiries

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For any enquiry relating to
this property, please contact

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46 Ballydown Meadows
Banbridge
BT32 4QX

Offers In The
Region Of £280,000

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.

- Extensive Detached Home
- 3/ 4 Spacious Bedrooms, Three on First Floor
- Good Sized Lounge With Enclosed Stove
- Modern Kitchen with Utility Room
- First Floor, Four Piece Family Bathroom
- Oil Fired Central Heating
- Downstairs W.C.
- Integrated Garage
- Fully Enclosed Garden
- EPC- D 61

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



46 Ballydown Meadows

Banbridge, BT32 4QX



Directions

Welcome to 46 Ballydown Meadows, a charming detached villa located in the picturesque town of Banbridge. This delightful property, built in 1995, offers a perfect blend of modern living and spacious comfort, making it an ideal family home. As you enter, you will be greeted by three inviting reception rooms, providing ample space for relaxation and entertainment. The layout is thoughtfully designed to accommodate both family gatherings and quiet evenings at home. The modern kitchen, seamlessly connected to the dining room, is perfect for those who enjoy cooking and hosting meals with loved ones. Option of using one of the reception rooms as a fourth bedroom if required. The villa boasts three generously sized first floor bedrooms, offering plenty of room for family members or guests. Each bedroom is designed to provide a peaceful retreat, ensuring restful nights and rejuvenating mornings. The first-floor family bathroom features a four-piece suite, providing convenience and comfort for the whole family. Situated in a tranquil neighbourhood, this property benefits from a lovely garden space, ideal for outdoor activities or simply enjoying the fresh air. The location in Banbridge offers easy access to local amenities, schools, and transport links, making it a practical choice for families and professionals alike. This property is a wonderful opportunity for anyone looking to settle in a friendly community while enjoying the comforts of a contemporary home. Do not miss the chance to make this delightful villa your own.

GROUND FLOOR

Entrance hallway with hard wood flooring, leading to a spacious lounge with wood burning stove & hard wood flooring. A modern kitchen with vinyl flooring complete with integrated hob, oven separate dining room with patio doors leading to back garden. Utility room complete with worktop, cupboards and space for washing machine and tumble dryer. Downstairs W.C. accessed through this. An additional inviting family room also with wooden flooring which could be used as an additional bedroom if required.

FIRST FLOOR

Fully carpeted staircase and landing leading to three spacious bedrooms all with laminate flooring. Family bathroom with vinyl flooring comprising of bath, enclosed shower cubicle, wash hand basin with vanity, heated towel rail & W.C

OUTSIDE

Double driveway to allow for off road parking, leading to integral garage with well maintained front lawn. Fully enclosed back garden with patio and raised steps to grass 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@ritchieclean.co.uk

CONTACT

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

