

Ballynahinch Branch

24 High Street
Ballynahinch BT24 8AB
028 9756 4400

Downpatrick Branch

15 Market Street
Downpatrick BT3 06LR
028 4461 2100

Banbridge Branch

18 Bridge Street
Banbridge BT32 3JS
028 4062 2226

General Enquiries

banbridge@quinnestateagents.com



For any enquiry relating to
this property, please contact

Leanne Glover

leanne@quinnestateagents.com
07703612260



7 Seafin Road
Ballyroney
BT32 5EP

Offers In The
Region Of £450,000

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.

- Impeccable Detached Home Approx 2700 S Ft
- Five Bedrooms, Two On Ground Floor
- Two Reception Rooms & Sun Room
- Quality Fitted Kitchen with Utility Area
- Ground Floor Bathroom & Separate W.C
- First Floor Shower Room
- Plot Size Approx 0.60 Acres
- Detached Double Garage
- Oil Fired Central Heating
- EPC 73C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



7 Seafin Road

Ballyroney, BT32 5EP



Directions

Nestled in the charming area of Ballyroney, Banbridge, this stunning detached chalet at 7 Seafin Road offers a perfect blend of modern living and spacious comfort. Built in 2007, this property boasts an impressive 2,690 square feet of well-designed space, making it an ideal family home. Upon entering, you will find three inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The layout is thoughtfully designed to provide both privacy and open spaces, ensuring that every member of the household can find their own sanctuary. With five generously sized bedrooms, there is ample room for family and guests alike, making this home a wonderful choice for those seeking space and versatility. The property features two well-appointed bathrooms, catering to the needs of a busy household. The modern amenities and stylish finishes throughout the home create a welcoming atmosphere that is both practical and aesthetically pleasing. Set in a tranquil location, this chalet offers a peaceful retreat while still being conveniently close to local amenities and transport links. Whether you are looking to enjoy the beauty of the surrounding countryside or the vibrant community of Banbridge, this property provides the perfect base for a fulfilling lifestyle.

GROUND FLOOR

Stunning tiled entrance porch leading into hallway with hardwood flooring & striking solid Oak open tread staircase. Living room again with wood flooring, open fire with Oak Mantel and dual aspect windows. Quality fitted Kitchen with space for range cooker with brick extractor overhead, Belfast Sink with space for American style fridge freezer, centre island to include breakfast bar with fully tiled floor & recessed lighting throughout. Separate utility area with tiled flooring & space for appliances with access to ground floor W.C via rear hallway. Kitchen open plan to Dining area with hard wood flooring, recessed lighting & double French doors leading into perfectly placed Sun Room. The Sun Room has tiled flooring with raised ceilings & fitted with wood burning stove. Bedroom four and Five on the ground floor, both with built in wardrobes and carpet laid. Family Bathroom with part tiled walls, wood flooring and comprising corner bath, corner shower cubicle, wash hand basin and W.C.

FIRST FLOOR

Gallery landing with carpet laid, three built in closet spaces with three first floor bedrooms, all with skylight windows fitted and carpet laid. Shower room with wood flooring to include tiled shower cubicle, wash hand basin and W.C. Ample eave storage throughout the first floor also.

OUTSIDE

Gated entrance with tarmac driveway and parking area. Detached double garage. To the rear you have a fully enclosed concrete yard. To the right hand side of garage you have a private garden with mature hedging surrounding and access to the sweeping garden with immaculately kept lawns, fully enclosed with mature hedging.

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

