



## 15 Edenderry Mews

Banbridge  
BT32 3YU

Offers In The  
Region Of £125,000

- Modern Mid Townhouse
- Two First Floor Bedrooms
- Spacious Open Plan Lounge/Dining
- Fitted Kitchen
- Ground Floor W.C
- Four Piece White Bathroom Suite
- EPC C 71
- Oil Fired Central Heating
- Chain Free Sale
- Off Road Parking To Rear



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	73







Welcome to 15 Edenderry Mews, a charming terraced house located in the picturesque town of Banbridge. This delightful property, built in 2002, offers a comfortable living space of 800 square feet, making it an ideal home for individuals or small families. As you enter the property, you are greeted by a well-appointed reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The house features two spacious bedrooms, each designed to offer a peaceful retreat at the end of the day. The layout is thoughtfully designed to maximise space and light, ensuring a bright and airy feel throughout. The property includes a modern bathroom, equipped with all the necessary amenities to cater to your daily needs. The kitchen area is functional and well-equipped, providing a great space for culinary adventures. Situated in a friendly neighbourhood, 15 Edenderry Mews is close to local amenities, schools, and parks, making it a perfect choice for those seeking a community-oriented lifestyle. Whether you are looking to buy your first home or seeking a rental opportunity, this property offers a wonderful blend of comfort, convenience, and charm. Do not miss the chance to make this lovely house your new home.

#### GROUND FLOOR

Great sized lounge with laminate flooring leading through to an open plan modern kitchen with fitted units, recessed lighting, recesses for cooker and washing machine. Ground floor W.C.

#### FIRST FLOOR

Two good sized bedrooms both laid in carpet and a four piece white bathroom suite with vinyl flooring & skylight window.

#### OUTSIDE

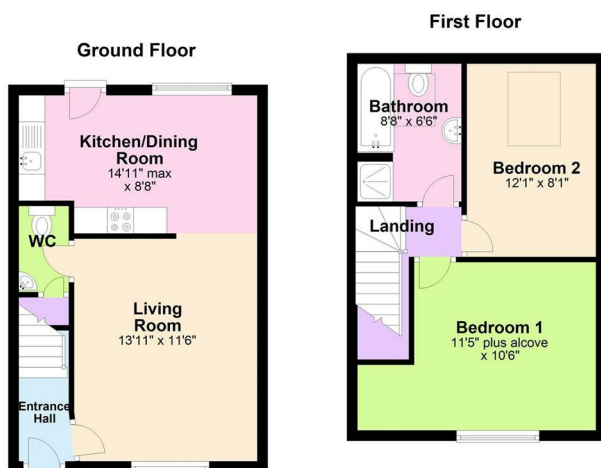
Parking to rear with fully enclosed, low maintenance garden.

#### CONTACT

If you require a viewing please get in contact via phone Leanne on 07703612260 or email - [banbridge@quinnestateagents.com](mailto:banbridge@quinnestateagents.com)

#### 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](mailto:laura.mcgeown@ritchieclean.co.uk)



15 Edenderry Mews, Banbridge

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.



For any enquiry relating to this property, please contact

**Leanne Glover**

[leanne@quinnestateagents.com](mailto:leanne@quinnestateagents.com)  
07703612260

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

**QUINN**  
Estate Agents

[quinnestateagents.com](http://quinnestateagents.com)