

## 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

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07703612260



29 Newry Road  
Banbridge  
BT32 3HP

Offers In The  
Region Of £675,000

### 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.

- Detached, Period Home
- Four Reception Rooms Plus Dining Area
- Five Bedrooms, One with Ensuite
- Ground Floor W.C & First Floor Family Bathroom
- Hand Painted Kitchen units with Bespoke Granite Worktops
- Double Glazed Sliding Sash Windows
- Detached Garage with Utility Space
- Oil Fired Central Heating
- Private Gated Entrance with Electric Gates to Rear Garden
- Immaculate Gardens with Mature Planting & Shrubs

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	30	38
(1-20) G		
Not energy efficient - higher running costs		



# 29 Newry Road

Banbridge, BT32 3HP



### Directions

No 29 Newry Road is situated a short 2 minute drive and approx 0.5 Miles from Banbridge Town Centre.

Nestled in the charming town of Banbridge, 29 Newry Road presents a splendid opportunity to acquire a detached house that beautifully marries historical character with modern living. This impressive property, built in 1901, boasts a generous 2,500 square feet of living space, making it an ideal family home. With five bedrooms, this residence offers ample room for both relaxation and privacy. The pre-1914 architecture adds a unique charm, showcasing period features that are sure to delight those with an appreciation for history. The house is set within a tranquil neighbourhood, providing a peaceful retreat while still being conveniently located near local amenities. The expansive layout allows for versatile living arrangements, whether you are entertaining guests or enjoying quiet family evenings. The surrounding area is rich in community spirit, with schools, parks, and shops just a short distance away, making it a perfect location for families. This property is not just a house; it is a home filled with potential and character, waiting for the right owner to bring it to life. If you are seeking a blend of historical elegance and modern convenience in a desirable location, 29 Newry Road is a must-see.

### GROUND FLOOR

Arriving this beautiful home you firstly come into Entrance porch through Hardwood front door with original Mosaic floor tiling. Further on into the inviting entrance hallway with French Oak solid wood flooring throughout. The Living Room situated on the left hand side also provides the similar French Oak flooring with a stunning Victorian Marble Fireplace. Formal Dining room again provides Solid French Oak flooring & Victorian Fireplace with open fire. Family Room with Solid Oak Herringbone flooring & bay window. Study on the ground floor with another amazing Cast iron Fireplace with inset tiling & hearth with the added benefit of fitted bookshelves. To the rear of the ground floor you are greeted with a stunning Quality Hand Painted Kitchen with Bespoke Granite worktops comprising integrated gas hob, Dishwasher, eye level Grill, Oven & Microwave along with a perfectly placed recess for American style Fridge Freezer, all finished off with beautiful Sandstone tiled flooring. Dining Area open plan to kitchen with ample windows allowing an array of natural lighting into the room with a conveniently placed Cloakroom just of Kitchen.

### FIRST FLOOR

Exceptionally well laid out first floor accommodation with Five sizeable bedrooms, Bedroom one with fitted wardrobes & hardwood Pine flooring throughout. Bedroom Two with an amazing bay window. Bedroom Three with Victorian cast Iron Fireplace with slate hearth. Bedroom four with a further Cast Iron Fireplace & slate hearth. Bedroom Five with rear view aspect & ensuite. Ensuite to include fully tiled shower cubicle. W.C, Wash hand basin to include vanity & heated tiled floor. Family bathroom with tiled floor and half tiled walls comprising Shower enclosure, Bath, Twin Wash Hand Basins, W.C & Bidet with recessed lighting throughout.

### OUTSIDE

Private gated entrance leading up a small avenue overlooking the extremely well maintained lawns to a further set of electric gates providing adequate off road parking for a few cars and large Tobermore stone paving area with a generously sized garden, completely enclosed and Private with the extra special touch of the ideally placed Garden Room which could be used all year round. The detached double garage provides additional storage or parking for cars with the addition of a separate utility area plumbed for washing machine.

### 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)

### CONTACT

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

