

# QUINN

Estate Agents

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## Carryduff Branch

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### General Enquiries

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For any enquiry relating to this property, please contact

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252A & 252B Castlewellan  
Banbridge  
BT32 3SF

Offers In The  
Region Of £695,000

### 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.

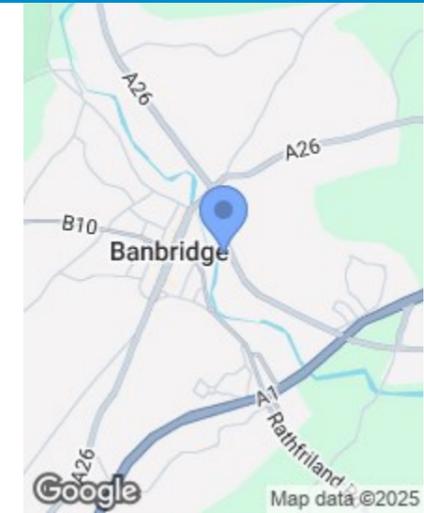
- Extensive 2800 Sq Ft Detached Home with Detached Garage
- Four Ground Floor Bedrooms
- Two Reception Rooms Pls Games Room & Office
- Ground Floor Bathroom/Wet Room - Recently Installed
- Detached Double Garage with Loft Space
- Warehouse, Store Rooms & Offices - Approx 4600 Sq Ft
- Three Units/Workshops, Five Store Rooms & Three Offices
- Kitchen Area, Shower Room & Three W.C
- Oil Fired Central Heating
- Being Sold as One Lot

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	62
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



# 252A & 252B Castlewellan Road

Banbridge, BT32 3SF



## Directions

No 252A & 252B Castlewellan Road is situated approx 6 minutes drive and 2.8 miles from Banbridge Town Centre & approx 0.3 miles on the left hand side, after reaching the Believey crossroads

Nestled in a desirable area, this charming detached house at 252B offers a perfect blend of comfort and space. Built in the 1980s, the property boasts a generous 2,800 square feet of living space, making it an ideal family home. With four well-proportioned bedrooms, there is ample room for relaxation and privacy. The two reception rooms provide versatile spaces for entertaining guests or enjoying quiet evenings with family. The property features a single bathroom, which is conveniently located to serve the needs of the household. The layout of the home is both practical and inviting, ensuring that every corner is utilised effectively. In addition to the residential space, this property includes a substantial 4,600 square foot commercial warehouse, 252A Castlewellan Road. This unique feature presents an excellent opportunity for those seeking to run a business from home or for additional storage needs. The warehouse adds significant value and versatility to the property, making it suitable for a variety of uses. Surrounded by a pleasant neighbourhood with views of the Mourne Mountains & its very own Orchard comprising Pear & Apple Trees, Raspberry bushes this detached home offers a peaceful retreat while still being within easy reach of local amenities and transport links. Whether you are looking for a family home with extra space or a property with commercial potential, 252B & 252A is a remarkable opportunity that should not be missed.

## HOUSE GROUND FLOOR

Beautiful entrance hallway leading into cosy lounge with open fire including back boiler, leading through French Doors into fitted Kitchen with tiled floor, recessed lighting with integrated eye level grill & oven, spaces for dishwasher & fridge freezer. Stunning and expansive Lounge with staged entrance, wooden herring bone flooring just under 3 years old, open fire & patio doors leading to side. Rear hallway leads to back door, ground floor W.C, utility area fitted with range of high and low level units & plumbed for washing machine. Access to fourth bedroom via utility area also. Coming back to entrance hallway turning right leads to modern and recently fitted bathroom comprising Bath, W.C, wash hand basin with vanity units beneath and to side along with wet room shower area & recessed lighting. Bedroom one very spacious with dual aspect windows, fitted wardrobes and his & her dressers. Bedroom Two, double bedroom with built in wardrobe. Bedroom three with wood flooring.

## HOUSE FIRST FLOOR

Access to the first floor via rear hallway leading to massive games room which comes with its very own Snooker table included, Wooden Mosaic Parquet flooring with carpet edging leading into what is currently used as an office space with striking vaulted ceiling & fantastic country views.

## OUTSIDE

The property is accessed via private gated avenue & benefits from a detached double garage with further loft space above which could have multiple uses. Perfectly placed patio area access via back door with a further fully enclosed and private grass lawn surrounded by mature and well maintained hedging. This property also provides ample parking for a high number of vehicles if required.

## GROUND FLOOR WAREHOUSE/OFFICE/STOREROOMS

The approx area for this area is 4600 sq ft providing three good sized units, five store rooms, one office, fuel store & three W.c.

## FIRST FLOOR

Large storeroom, Reception room, Kitchen area, three offices & shower room.

