

## Ballynahinch Branch

24 High Street  
Ballynahinch BT24 8AB  
028 9756 4400

## Downpatrick Branch

49 - 51 Market Street  
Downpatrick BT30 6LP  
028 4461 2100

## Banbridge Branch

18 Bridge Street  
Banbridge BT32 3JS  
028 4062 2226

## Carryduff Branch

14B Ballynahinch Road  
Carryduff BT8 8DN  
028 9081 2422

## General Enquiries

banbridge@quinnestateagents.com



For any enquiry relating to this property, please contact

Leanne Glover

leanne@quinnestateagents.com  
07703612260



141 Ballymoney Road  
Banbridge  
BT32 4HN

Offers Over  
£249,950

### 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.

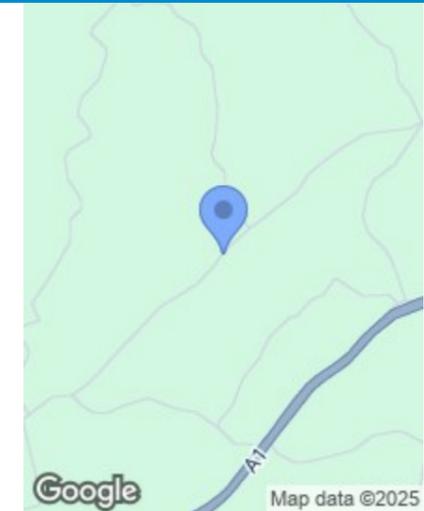
- Detached Bungalow - Chain Free Sale
- Four Bedrooms
- Two Reception Rooms
- Fitted Bathroom
- Oil Fired Central Heating
- Approx 1100 Sq Ft Home
- Situated on Approx 0.5 Acre Plot
- In Need on Modernisation - Plenty of Potential
- EPC 64 D
- Viewing By Appointment

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



# 141 Ballymoney Road

Banbridge, BT32 4HN



### Directions

No 141 Ballymoney Road is situated approx 2.6 miles from Banbridge centre and a 6 minute drive. Conveniently located within reach of the A1 carriageway .

Nestled in the charming town of Banbridge, 141 Ballymoney Road presents an excellent opportunity to acquire a delightful detached bungalow. This well-proportioned property, built in the 70s, offers a generous living space of 1,100 square feet, making it an ideal home for families or those seeking a comfortable retirement residence.

The bungalow features two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The four spacious bedrooms provide ample accommodation, ensuring that everyone has their own personal space. The property also includes a well-appointed bathroom, catering to the needs of modern living.

Set in a peaceful neighbourhood, this home benefits from convenient parking, adding to the ease of daily life. The surrounding area boasts a friendly community atmosphere, with local amenities and schools within easy reach, making it a practical choice for families.

With its classic design and functional layout, this bungalow is a wonderful canvas for personalisation, allowing you to create a space that truly reflects your style. Whether you are looking to invest in a family home or seeking a tranquil retreat, 141 Ballymoney Road is a property that deserves your attention. Do not miss the chance to make this charming bungalow your own.

### ACCOMMODATION

Bright spacious entrance hallway with built in storage cupboard & carpet laid leading into not one but two reception rooms both with open fires and carpet laid, Kitchen fitted with hard wood units comprising eye level grill & oven with space for washing machine & cooker. Bathroom fitted with olive green suite to included bath, W.C & wash hand basin. Four good sized bedrooms, one with double built in wardrobe.

### OUTSIDE

Private gated entrance with avenue driveway leading to property & great sized front and rear gardens leaving plenty of potential for extension subject to the usual approvals. Detached single garage to side.

### 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)

