

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



50 Clare Road
Craigavon
BT63 6AG

Offers In The
Region Of £499,950

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.

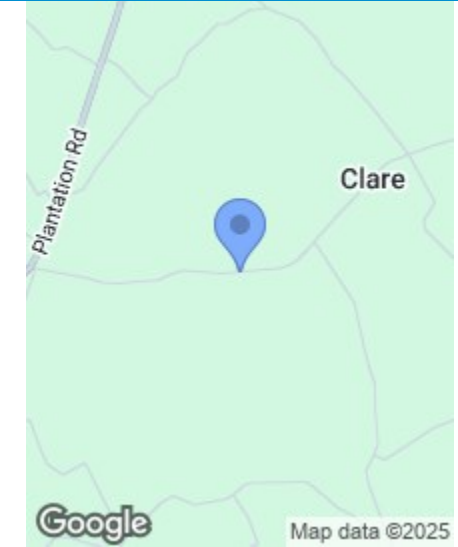
Valuation/Mortgage Service

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 Family Home Approx 3500 Sq Ft
- Three Reception Rooms
- Five Bedrooms or Four & Study - Adaptable Accommodation
- Two Bedrooms with Ensuite
- Quality Kitchen with Separate Utility Area
- Ground Floor W.C & First Floor Family Bathroom
- Private Gated Entrance
- Oil Fired Central Heating
- Double Integral Garage
- Perfect For Families or Those Seeking Peaceful Countryside Living

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	62
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





Directions

No 50 Clare Road can be accessed via numerous roads. Approx 5.5 Miles from Banbridge Town centre with other villages such as Gilford, Donaghcloney & Lawrencetown close by.

Nestled within an exclusive and serene setting, this exceptional detached home offers both privacy and style, making it perfect for modern family living. The property is located within easy reach of local amenities, providing the ideal blend of convenience and tranquillity. A gated entrance ensures utmost privacy and security, with a private driveway leading to the home. The property sits on a generous plot of approximately 0.70 acres, offering plenty of outdoor space for gardening, entertaining, or simply relaxing. A large double garage provides secure parking for two vehicles along with additional storage space. Inside, the home features beautifully designed, light-filled rooms that are perfect for entertaining guests or unwinding after a busy day. With the impressive plot size, there is potential for further development or expansion, making it an ideal opportunity for those looking to personalize and create their dream home. This unique property offers a rare chance to own a distinguished home with ample space and modern amenities. Don't miss the opportunity to view this remarkable property.

GROUND FLOOR

Reception hall with hard wood flooring throughout and under stair cloakroom leading into main Lounge with hardwood flooring, Marble Fireplace with open fire & ample natural lighting from side, front windows. Formal Dining room with wood flooring & sliding patio doors leading to outside space. Living Room with carpet and stunning fireplace with electric fire inset. Extensive Kitchen with solid wood units throughout comprising integrated Fridge Freezer, integrated Dishwasher & space for Range Cooker with tiled extractor canopy. Ample space in Kitchen for additional dining table if required. Utility room with tiled floor, low level units with space for washing machine & dryer. Access to the ground floor W.C and garage, also from Utility Area.

FIRST FLOOR

Bright & spacious first floor landing with carpeted flooring, stairs with stunning stain glass window & Linen closet. Bedroom one, double bedroom with fitted wardrobes & dual aspect windows. Bedroom one also provides ease of an ensuite, ensuite comprising wash hand basin, W.C and fully enclosed shower cubicle. Bedroom two another double bedroom gain with carpeted flooring and dual aspect windows, along with Ensuite comprising W.C, wash hand basin and shower cubicle. Bedroom three, double bedroom with carpeted flooring comprising wash hand basin. Bedroom four gain with carpet laid, comprising wash hand basin and dual aspect windows.

OUTSIDE

Situated on approx 0.70 acres of land this property is approached via private gated entrance leading up a gravel laneway with well maintained and beautifully landscaped grounds either side. To the front you have ample parking for the whole family. Mature hedging surrounding the boundary line leaving the property very private. To the rear of the property you have a perfectly placed paved patio area for those pending summer months.

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 directly on 028403 30554 /07703612260 or email - banbridge@quinnestateagents.com

