

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



**10A Ballymore Road
Banbridge
BT32 3PG**

**Offers In The
Region Of £310,000**

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.

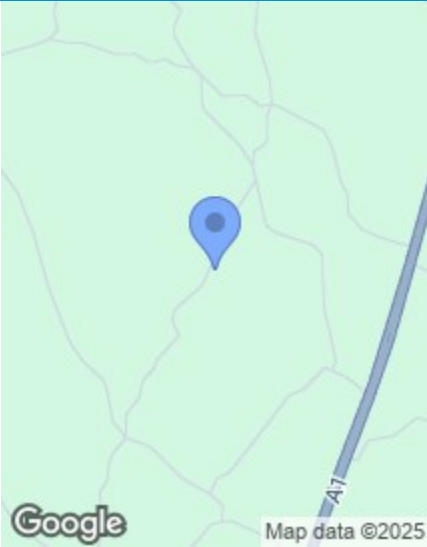
Valuation/Mortgage Service

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 Chalet Bungalow
- Four First Floor Bedrooms, Master Ensuite
- Four Reception Rooms Plus Study
- Ground Floor Shower Room & Separate W.C
- Quality Fitted Christoff Kitchen with Belfast Sink
- Separate Utility Area
- Wooden Framed Double Glazing
- Oil Fired Central Heating
- Property Approx 2300 Sq Ft
- EPC 57 D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	60
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		





Directions

From Banbridge take the A1 in the Newry direction for approx 5.7 miles, turning right onto Rockmeeting Rd, travel a further 1 mile turning left onto Ballymore Road & No 10A is on the left hand side. From Loughbrickland take the Greenan Road for approx 0.5 miles, turning right onto Meenan Road, traveling a further 3 miles, turning right onto Ballymore Road and No 10a is located on the left hand side.

Nestled in the charming town of Banbridge, 10A Ballymore Road presents an exceptional opportunity to acquire a splendid detached bungalow. Spanning an impressive 2,300 square feet, this property offers a generous living space that is both inviting and versatile, perfect for families or those seeking a peaceful retreat. The bungalow is thoughtfully designed to provide comfort and convenience, with ample room for relaxation and entertaining. Its spacious layout allows for a seamless flow between the living areas, making it ideal for both everyday living and special occasions. The property is surrounded by a tranquil setting, offering a sense of privacy while still being conveniently located near local amenities. Banbridge is known for its rich history and vibrant community, providing residents with a delightful blend of rural charm and modern conveniences. With easy access to nearby shops, schools, and recreational facilities, this location is perfect for those who appreciate both the serenity of suburban life and the benefits of urban living.

GROUND FLOOR

Stunning Veranda on approaching the property leading into entrance hallway with carpet laid. Living room to the right hand side with hard wood flooring, large bay window, access to rear hall and ground floor W.C. Study are also off the main hallway and to the left hand side a further lounge laid with carpet, stunning bay window & brick fireplace with mantel. Family room with hard wood flooring, large side window, brick fireplace with stove inset. Quality fitted Christoff Kitchen with tiled flooring, recessed lighting, Belfast Sink, Gas Hob with walk through pantry/storage area leading into Dining area with tiled flooring, vaulted ceilings and double patio doors. Separate utility area with built in units plumbed and tiled with a fully tiled shower room comprising W.C, wash hand basin & shower.

FIRST FLOOR

First floor landing laid in carpet with built in storage cupboard and large Hot Press. Bedroom one with fitted ward robes, carpet laid providing access to ensuite. Ensuite is fitted with double shower, wash hand basin and W.C. Bedroom two again with fitted war robes, carpet laid, was hand basin installed with front facing aspect. Bedroom three with carpet laid and side facing aspect. Bedroom four again with carpet laid and rear facing aspect. Family Bathroom comprising white four piece suite to include corner bath, bidet, W.C & wash hand basin.

OUTSIDE

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@ritchiemclean.co.uk

CONTACT

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

