



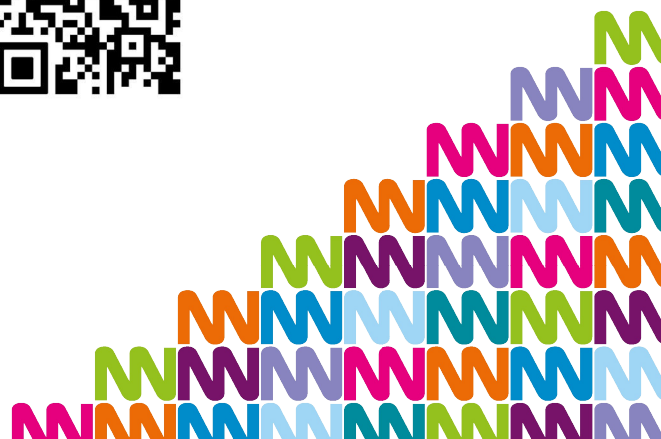
**170A Banbridge Road**  
Kinallen  
BT25 2NR

**Offers In The  
Region Of £85,000**

- Ground Floor Apartment
- Two Bedrooms
- Spacious Open Plan Living/ Kitchen Area
- Fully Tiled Shower Room
- South Facing Garden Area
- Oil Fired Central Heating
- 870 Sq Ft Approx
- EPC 73C
- Off Road Parking
- Viewing By Appointment



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		





Nestled in the charming village of Kinallen, this delightful apartment at 170A Banbridge Road offers a perfect blend of comfort and convenience. Built in 2002, the property boasts a modern design that caters to contemporary living while maintaining a warm and inviting atmosphere. Upon entering, you are greeted by a spacious reception room, ideal for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a welcoming environment. The apartment features two well-proportioned bedrooms, providing ample room for rest and privacy. The property includes a well-appointed bathroom, ensuring that all your daily needs are met with ease. The overall design of the apartment is both functional and stylish, making it an excellent choice for individuals or small families seeking a comfortable home. Situated in Kinallen, residents will enjoy the benefits of village life, with local amenities and scenic countryside nearby. This location offers a peaceful setting while still being within easy reach of larger towns for additional services and entertainment. In summary, this apartment at 170A Banbridge Road is an excellent opportunity for those looking for a modern, comfortable living space in a picturesque location. With its appealing features and convenient setting, it is sure to attract interest from a variety of potential buyers or renters.

### ACCOMMODATION

Spacious ground floor apartment spanning approx 870 sq ft. Open plan Living through to Kitchen with laminate flooring throughout & comprising modern fitted Kitchen units to include integrated Hob, Oven with spaces for free standing Fridge Freezer and Washing Machine. Two good sized Bedrooms both with carpet laid and a fully tiled shower room comprising corner shower cubicle, W.C & wash hand basin to include vanity beneath.

### OUTSIDE

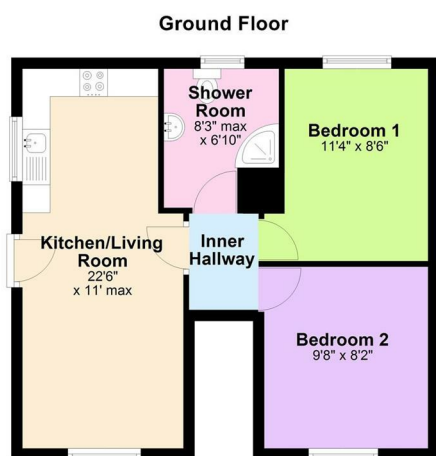
Ample off road parking to front of the apartments with a sizeable & communal rear south facing garden.

### 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](mailto: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](mailto:banbridge@quinnestateagents.com)



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.



For any enquiry relating to this property, please contact

**Leanne Glover**

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