



**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

**General Enquiries**

sales@quinnestateagents.com



For any enquiry relating to this property, please contact

[Leanne Glover](#)

leanne@quinnestateagents.com



## 4 Laurel Heights Banbridge BT32 4RJ

Offers Over  
**£239,000**

### 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.

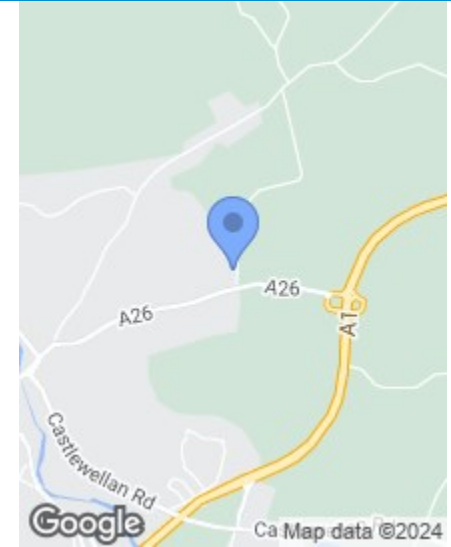
- Detached Family Home
- Three Spacious Bedrooms
- Master with Ensuite
- Downstairs WC
- Converted Outside Room
- Conveniently Located to A1
- Large Open Plan Lounge and Dining Space
- Utility Room
- Call Leanne on 02840622226
- Email [Leanne@quinnestateagents.com](mailto:Leanne@quinnestateagents.com)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	61
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



# 4 Laurel Heights

Banbridge, BT32 4RJ



### Directions

Laurel Heights is positioned on the Dromore Road Banbridge by turning left after the grave yard onto the New Line Road. Laurel Heights is on the left hand side & No 4 is situated on the right hand side.

Presenting another property conveniently located to the A1, this well built three bed detached home offers a range of desirable features appealing to a vast range of buyers. Boasting generous internal accommodation with sizeable bedrooms, the home comes complete with a large open plan lounge and dining area, conjoined to a spacious kitchen overlooking a private and enclosed back garden. The previously converted garage to the right side of the house now encloses a room which has acted as a productive home office space with and a wet room. Some other features include a plumbed utility room, downstairs toilet, second family room and a master benefitting from an ensuite. fitted neatly throughout, this would be an excellent family home and with a high rate of enquiries predicted, please ensure to call Leanne in our Banbridge branch at your earliest convenience on 02840622226, or alternatively direct any emails to [sales@quinnestateagents.com](mailto:sales@quinnestateagents.com).

### Accommodation

Offering flexible accommodation, the ground floor of this property comprises of a family room, open living and dining space, downstairs WC, further family room and spacious kitchen. A converted garage acts as an ideal home workspace. Moving to the first floor, three spacious bedrooms including a master with ensuite, and a main bathroom with some eave storage space.

### Location

In an excellently connective location this home sits just a minute from the A1 offering easy access for those who will be commuting often to Lisburn, Belfast or Newry. Along also being very convenient to Banbridge where a vast range of beneficial and essential amenities can be enjoyed including schools, health facilities and supermarkets.

### Contact

Should you want to come and view this property, please do not hesitate to contact Leanne in our Banbridge branch on 02840622226 or email [sales@quinnestateagents.com](mailto:sales@quinnestateagents.com) with all enquiries.

### Mortgage Advice

Do you need any financial advice to assist you in purchasing this property? In all cases, we recommend our highly experienced in-house mortgage advice team 'Ritchie and McLean Mortgage Solutions'. Contact Paul today on 07867473086 for a free no obligation discussion.

