



### **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



**Rathmoure 17, Tullyhenan Road**  
**Banbridge**  
**BT32 4EY**

Offers In The Region Of  
**£499,000**

### **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.

- Superb Detached Bungalow
- Circa 4000 Sq Ft Home
- Four Bedrooms, Four Reception
- Master Bedroom with Ensuite & Walk In Wardrobe
- Two Study's
- Fully Tiled Family Bathroom
- Double Integral Garage
- Open Plan Kitchen/Dining Area
- Oil Fired Central Heating
- 1 Acre Site Total

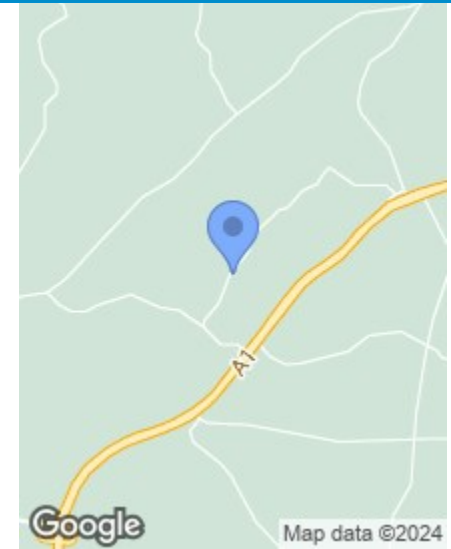
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		54	65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



# Rathmourne 17, Tullyhenan Road

Banbridge, BT32 4EY

**QUIN**  
Estate Agents



## Directions

From Banbridge the property can be accessed by travelling along the A1 heading north for approx 2.3 miles. Turning left onto the Graceystown Road, after approx 0.2 miles turn right onto the Tullyhenan Road. The property is located on the right hand side approx 0.1 miles down this road.

Rathmourne was architecturally designed by its present owner and finished to a very high standard using quality materials to create a superb family home. Spread over 4000 sq. ft the accommodation is thoughtfully laid out for the ever changing family dynamics. Situated on a landscaped 1 acres site with unrivalled views across countryside sweeping from Dromara Hills to The Mourne Mountains. This home is within easy reach of the A1 and within reach of the airports. You can be in Dublin airport with 1 hour 15 mins, Belfast 25 minutes away and Banbridge town centre within a 5 minute drive.

## ACCOMMODATION

This is a very adaptable and impressive home comprises stunning entrance hallway, W.C, office, four reception rooms, four bedrooms, master bedroom with ensuite and large walk in wardrobe. Bedroom two with study which can easily converted to walk in wardrobe or an ensuite. Fully tiled family bathroom fitted with white four piece suite. Substantial kitchen/dining area comprising eye level double oven incorporating grill, electric hob, integrated dishwasher, integrated fridge freezer, pull out larder unit, recessed lighting and double sliding doors leading to the outside patio. Separate utility room with great range of high and low units & built in storage. The lounge and family room both with floor to ceiling doors allowing you to bring the outside in. Walk in hotpress with internal washing line.

## OUTSIDE

On approaching the property you are greeted with the striking swing gates and red brick external boundary walls continuing through to the well tended gardens with a plethora of trees and mature shrubs placed within the turning circle which allows parking for multiple vehicles with stunning Asphalt driveway. To the front entrance you have a well appointed veranda providing that covered seating area for all weathers. To the rear of the property you are met with those interrupted views, fully enclosed lawn with a well appointed paved entertaining area access from the lounge, family room & kitchen. Double integral garage with electric doors with the added benefit of loft space above.

## MORTGAGE ADVICE

If you require financial advice on the purchase of this property, please do not hesitate to contact Paul McClean from Ritchie & McLean Mortgage Solutions on 07867473086 or email Paul on paul@ritchiemclean.co.uk . Paul is based in our Banbridge Office, 18 Bridge Street, Banbridge BT32 3JS

## CONTACT

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

