

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

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07703612260



3 Larchwood
Banbridge
BT32 3UT

Offers In The
Region Of **£235,000**

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.

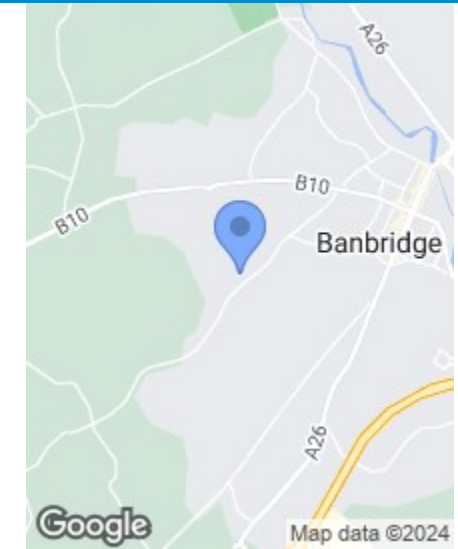
- Detached Bungalow Approx 1400 sq ft
- Four Bedrooms
- Two Reception Rooms
- Fitted Kitchen with Dining Space
- Separate Utility Area with W.C
- Family Bathroom with Four Piece Suite
- Double Garage & Off Road Parking
- Oil Fired Central Heating
- Mature Private Gardens
- EPC D 57

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			



3 Larchwood

Banbridge, BT32 3UT



Directions

From Banbridge Town Centre take Scarva Street for approx 0.3 miles, turn left onto Edenderry Road for approx 0.2 miles, continue onto Ballygowan Road for a further 0.2 miles, turn right onto Larchwood & No 3 on the right hand side.

Did someone say 'Bungalow' yes we did. This stunning detached bungalow is situated in the popular residential area of Larchwood on The Ballygowan Road Banbridge. The property has been extremely well cared for and provides that forever home for those needing the ground level living. Four good sized bedrooms, bathroom, two reception rooms, Kitchen and additional W.C with a double garage to top it all off. Advisable to call us to express your interest as im sure this beauty will not wait on the market for long.

ACCOMMODATION

Small entrance porch leading into the entrance hall with laminate flooring. On the left you have the bright spacious lounge with carpet laid and open fire. Fitted kitchen with tiled flooring comprising range of high and low level units with space for cooker and dining space. Utility room with space for fridge freezer, washing machine and dryer if required. W.C fitted with toilet and wash hand basin. Dining room with tiled flooring and double sliding doors opening up to the rear garden. Bedroom one with laminate flooring & fitted robes. Bedroom two with laminate flooring. Bedroom three with laminate flooring and rear view aspect. Bedroom four with carpet laid and rear view aspect. Family bathroom with tiled flooring and comprising bath, W.C, wash hand basin & corner shower cubicle fitted with electric shower. Extra storage with loft ladder and flooring installed in attic space.

OUTSIDE

Mature gardens with well maintained grass lawns, mature shrubs and hedging with good sized tarmac driveway leading to double garage. To the rear you have a fully private and enclosed garden with well maintained lawns, shrubs hedging and paved patio area with the added benefit outside garden room/Conservatory with tiled flooring.

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 - sales@quinnestateagents.com

