

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
07703612260



16A Rowan Glen Banbridge BT32 4RR

Offers In The Region Of £275,000

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 1400 Sq Ft
- Four Bedrooms, Master Ensuite
- Spacious Lounge
- Open Plan Kitchen/Dining
- Separate Utility with W.C
- Family Bathroom with Four Piece Suite
- Double Garage
- EPC D 59
- Oil Fired Central Heating
- Viewing Strictly By Appointment

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



16A Rowan Glen

Banbridge, BT32 4RR



[Directions](#)

Quinn are pleased and excited to present this superb detached bungalow to the market. Reaching 1400 sq ft this home provides adaptable accommodation with four double bedrooms, master with ensuite, family bathroom, spacious lounge and open plan kitchen/dining area with separate utility area and W.C. The property is situated in the ever so popular development on The Ballymoney Road Banbridge

ACCOMODATION

Bright entrance hallway with laminate wood flooring with a spacious family lounge again with laminate flooring. Kitchen with good range of high and low level units comprising integrated dishwasher, hob, oven & fridge freezer, tiled flooring throughout with separate utility room with space for washing machine & dryer with more units fitted. W.C situated off the utility room and fitted with wash hand basin & W.C. From the entrance hallway you can access all four of the bedrooms all a great size with laminate flooring in all. Family bathroom fitted with white four piece suite, half tiled walls and tiled floor.

OUTSIDE

Situated in a corner site with great sized tarmac driveway leading to the double garage with outside steps leading to front door. To the rear you have a private paved patio area with elevated beds and a fantastic side view of fields.

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

