

## 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



3a Oak Grove  
Banbridge  
BT32 3GT

Offers In The  
Region Of £320,000

### 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.

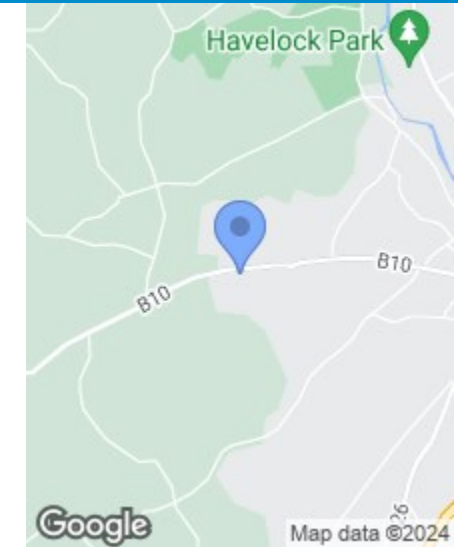
### Valuation/Mortgage Service

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.

- Exquisite New Build, Detached Family Home
- Quality Hardwood Kitchen with Quooker Tap & Appliances
- Separate Utility with Ground Floor W.C
- Four Double Bedrooms, Master Ensuite
- Two Reception Rooms
- Impeccable Turn Key Finish
- Air Source Heat Pump Installed
- Under Floor Heating on Ground Floors
- Triple Glazed Windows
- Flooring In Loft for Additional Storage

| Energy Efficiency Rating                    |  | Current | Potential |
|---------------------------------------------|--|---------|-----------|
| Very energy efficient - lower running costs |  |         |           |
| (92 plus) A                                 |  | 87      | 87        |
| (81-91) B                                   |  |         |           |
| (69-80) C                                   |  |         |           |
| (55-68) D                                   |  |         |           |
| (39-54) E                                   |  |         |           |
| (21-38) F                                   |  |         |           |
| (1-20) G                                    |  |         |           |
| Not energy efficient - higher running costs |  |         |           |





**Directions**

Oak Grove is situated on the Scarva Road Banbridge approx 1 mile from the town centre, after reaching the mini round about continue and take the second left into Oak grove development & No 3A is situated on the right hand side at the start of the development.

Welcome to this stunning new build property located in the popular location of Oak Grove, Banbridge. This detached house boasts a modern design and offers a perfect blend of comfort and style. As you step inside, you are greeted by not one, but two spacious reception rooms, providing ample space for entertaining guests or simply relaxing with your family. The property features four generously sized bedrooms, offering plenty of room for a growing family or for guests to stay over. With two well-appointed bathrooms, mornings will no longer be a hassle, ensuring everyone can get ready for the day ahead without any delays. The new build property exudes a fresh and contemporary feel, making it a blank canvas for you to add your personal touch and make it truly feel like home. Built in 2023, this property offers all the modern conveniences you would expect from a new build, providing a hassle-free living experience. Whether you are looking for a peaceful retreat or a place to create lasting memories, this house in Oak Grove is sure to tick all the boxes. Don't miss out on the opportunity to make this beautiful property your own and enjoy the best that Banbridge has to offer. Contact us today to arrange a viewing and take the first step towards owning your dream home.

**GROUND FLOOR**

Stunning tiled entrance hallway with access to the lounge and family room, lounge with laminate flooring and family room with tiled flooring and leading through double French doors into dining space and the fantastic top quality kitchen with appliances to include a Quooker tap. Separate utility area with space for appliances and well appointed W.C.

**FIRST FLOOR**

Four double bedrooms all with newly laid carpets, master with ensuite and a sizeable, fully tiled family bathroom with high quality white four piece suite to include free standing bath.

**OUTSIDE**

Off road parking with newly laid tarmac driveway, newly installed garden fencing with well maintained grass lawn & paved areas to rear.

**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 - [sales@quinnestateagents.com](mailto:sales@quinnestateagents.com)

