

## 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



40 Lackan Road  
Banbridge  
BT32 5JA

Offers In The  
Region Of £310,000

### 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.

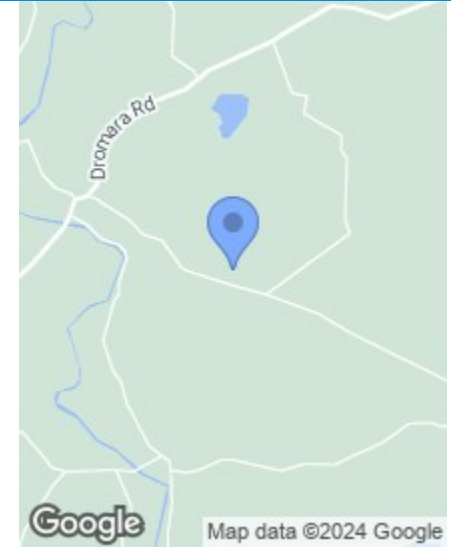
### Valuation/Mortgage Service

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 Chalet Bungalow
- Five Bedrooms, Two First Floor & Three with Ensuite
- Sun Room
- Two Further Reception Rooms
- Open Plan Kitchen/Dining Area
- Ground Floor Bathroom
- Double Integral Garage with Utility Room to Rear
- Approx 1 Acre Plot Total
- EPC - TBC
- 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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





Directions

Welcome to this charming detached bungalow located on Lackan Road in the picturesque hamlet of Ballyrone, Banbridge. This property boasts not one, but two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With a total of five bedrooms, there is ample space for a growing family or for those who enjoy having extra rooms for guests or hobbies. The property features three well-appointed bathrooms, ensuring convenience and comfort for all residents. Whether you prefer a quick shower in the morning or a long soak in the tub after a busy day, you'll find the perfect spot to unwind in this lovely home. As a detached bungalow, this property offers the privacy and tranquillity that many desire. Imagine enjoying your morning coffee in the peaceful surroundings of your own garden, or hosting a barbecue with friends on a sunny afternoon. Located in the heart of Ballyrone, this property provides easy access to local amenities, schools, and transport links, making it an ideal choice for those seeking both convenience and a peaceful retreat. Don't miss the opportunity to make this delightful bungalow your new home. Contact us today to arrange a viewing and experience the charm and comfort this property has to offer.

**GROUND FLOOR**

Tiled entrance porch leading into reception hallway again with stunning tiled flooring. Leading into the lounge with wood flooring & recessed lighting. Snug with tiled flooring & recessed lighting, slightly open plan to extensive kitchen/dining area which comprises integrate hob, eye level oven & grill with space for dishwasher. Sun room also tiled with recessed lighting, stove fitted and sliding doors leading to outside patio. Ground floor bathroom Jack & Jill style with access from the main hallway & bedroom five, comprising bath, shower overhead, W.C, wash hand basin. bedroom five with wood flooring, recessed lighting and built in ward robe. Bedroom three with wood flooring, recessed lighting & ensuite. Ensuite with tiled floor, double shower cubicle, W.C & wash hand basin. Bedroom four with wood flooring, recessed lighting and ensuite. Ensuite with tiled flooring recessed lighting comprising W.C, wash hand basin & double shower cubicle. Rear hallway with tiled flooring leading into massive utility area comprising tiled flooring, low level units with space for washing machine & Dryer with added storage in form of large cloakroom.& access to the double garage.

**FIRST FLOOR**

striking open tread Oak Staircase leading to the first floor with recessed lighting once you reach the gallery landing. Bedroom one laid in carpet, recessed lighting, sky light window and ensuite. Ensuite with tiled flooring & comprising double shower cubicle. Wash hand basin & W.C. Bedroom two again with carpet laid. landing also incorporates large linen closet and separate W.C.

**OUTSIDE**

The property is approached by a private sweeping driveway with mature shrubs either side. Once you arrive at the property it benefits from ample off road parking, integral double garage and private country views and conveniently placed patio areas. For those wanting the perfect country lifestyle im sure this home will appeal greatly with the fruit trees, bushes and your very own greenhouse.

**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@ritchieclean.co.uk](mailto:laura.mcgeown@ritchieclean.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)

