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028 9756 4400



15 Market Street Downpatrick BT3 06LR 028 4461 2100



Banbridge Branch

18 Bridge Street Banbridge BT32 3JS 028 4062 2226

General Enquiries



For any enquiry relating to this property, please contact

Leanne Glover

leanne@quinnestateagents.com 07703612260



35A Flough RoadBanbridge BT32 3SU

Offers In The Region Of £330,000

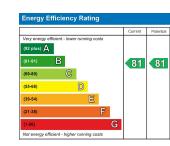
Terms & Conditions

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 weather 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.

- 6 Year Old, Detached Family Home Approx 1800 Sq Ft
- Four Double Bedrooms, Two with Jack & Jill Style Ensuite
- Two Reception Rooms & Snug
- Spacious & Modern Open Plan Kitchen/Dining Room
- Separate Utility Area & Ground Floor W.C
- First Floor Family Bathroom
- Shared Laneway
- Spectacular Views
- EPC B 81
- Integral Garage & Solar Panel Hot Water System



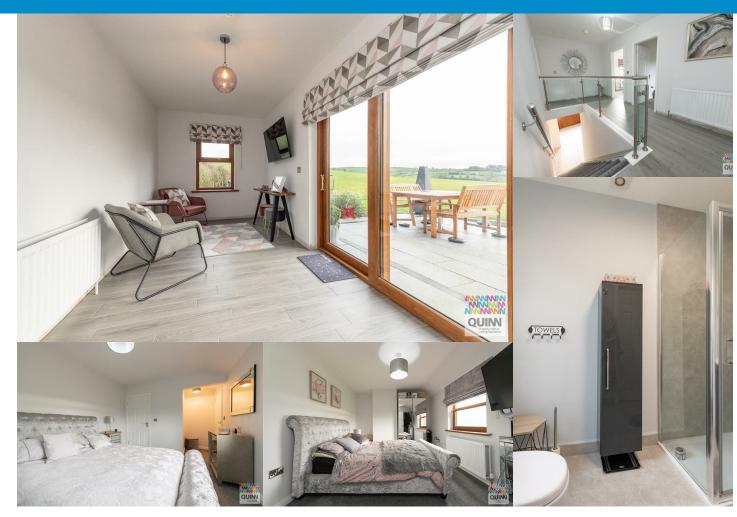




35A Flough Road

Banbridge, BT32 3SU







GROUND FLOOR

Tiled entrance hallway leading to lounge with wooden effect porcelain tiles, fitted with multi fuel stove and TV point. Extra snug or office space leading onto the sun room area with double patio doors leading outside.

Kitchen area with yiled flooring throughout, fitted with a stunning range of high and low level units with a perfectly appointed breakfast bar centre island with sink inset. Kitchen also includes eye level oven, grill and integrated hob with extractor. Space for a double sized fridge freezer with recessed lighting throughout. Utility area with tiled floor with space for washing machine.

FIRST FLOOR

Four double bedrooms with bedroom one and two sharing the jack and jill styled ensuite. Family bathroom fitted with bath, W.C, wash hand basin and tiled floor.

OUTSIDE

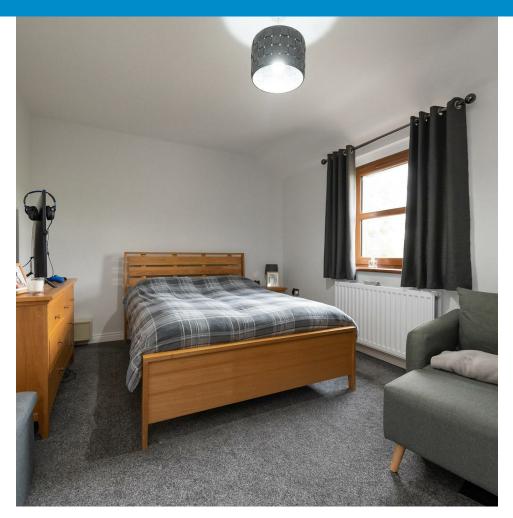
Stunning setting with private rural views. Access via shared laneway with gravel driveway & ample parking.

MORTGAGE ADVICE

If you require financial advice on the purchase of this property, please do not hesitate to contact Ritchie & McLean Mortgage Solutions on 028 9756 8541 alternatively email donnan@ritchiemclean.co.uk or laura@ritchiemclean.co.uk

CONTACT

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





Directions

