



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



**104 Ballygowan Road
Banbridge
BT32 3QX**

**Offers In The
Region Of £325,000**

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 Family Home
- Four Generous Bedrooms
- Master Bedroom with Ensuite
- Three Reception Rooms
- Oil Fired Central Heating
- PVC Double Glazed Windows
- Detached Garage
- Ample Off Street Car Parking
- Early Viewing Recommended
- EPC: D59

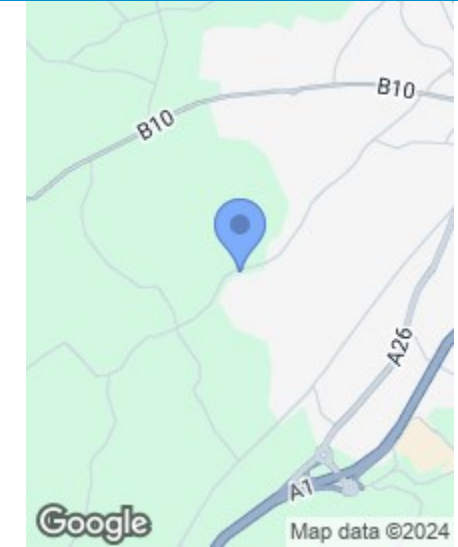
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	66
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



104 Ballygowan Road

Banbridge, BT32 3QX

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Estate Agents



Directions

104 Ballygowan Road Banbridge is located approx a 3 minute drive from the town centre, also close to local amenities such as schools and shops.

Welcome to 104 Ballygowan Road, Banbridge - a stunning detached house that boasts 2 reception rooms, 4 bedrooms, and 3 bathrooms spread across a generous 2,400 sq ft of living space.

As you arrive, you'll be greeted by a private gated entrance offering both security and exclusivity. The property also features parking for 2/3 vehicles, ensuring convenience for you and your guests.

This immaculate home is perfect for those seeking a blend of comfort and style. The 2 reception rooms provide ample space for entertaining or relaxing, while the 4 bedrooms offer privacy and tranquillity. With 3 bathrooms, there will be no more queuing in the morning rush.

Whether you're looking to host gatherings with friends and family or simply unwind in your own sanctuary, this property caters to all your needs. The spacious layout of 2,400 sq ft allows for versatile living arrangements and plenty of room to make this house your home.

Don't miss out on the opportunity to own this beautiful property in Banbridge. Book a viewing today and step into the lifestyle you've been dreaming of.

GROUND FLOOR

Tiled entrance hallway with recessed lighting and under stair storage. Three reception rooms, lounge with tiled flooring & open fire, family room with tiled flooring and dual aspect windows. Open plan kitchen through to dining area again with similar floor tiling. Kitchen fitted with a quality range of high and low level units comprising integrated fridge freezer, integrated dishwasher, range cooker with extractor & finished with recessed lighting throughout. Separate utility room with space for appliances & ground floor shower room. Sun room with tiled flooring and double patio doors leading to rear garden.

FIRST FLOOR

Four generous bedrooms all laid in carpet, master bedroom with ensuite & family bathroom comprising four piece white suite. Ensuite and bathroom both fully tiled. Bedroom four with built in wardrobe

OUTSIDE

Very private gated entrance with stunning paved driveway and parking to front and side. To the rear you have a manageable grass lawn, fully enclosed with detached garage.

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

