

## Ballynahinch Branch

24 High Street  
Ballynahinch BT24 8AB  
028 9756 4400

## Downpatrick Branch

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



**8 Iveagh Manor**  
Banbridge  
BT32 3FP

**Offers In The**  
**Region Of £145,000**

### 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.

- Mid Terrace Townhouse
- Three Bedrooms, Master Ensuite
- Spacious Lounge with Open Fire
- Open Plan Kitchen/Dining Area
- Ground Floor W.C
- First Floor Bathroom
- Oil Fired Central Heating
- EPC - D 66
- Chain Free Sale
- Fully Enclosed Rear Garden with Shed

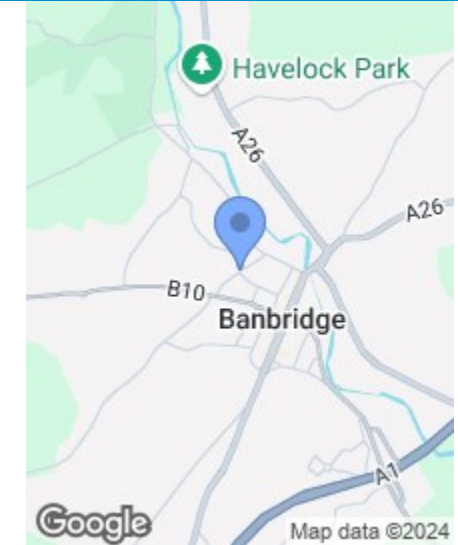
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





# 8 Iveagh Manor

Banbridge, BT32 3FP



### Directions

No 8 Iveagh Manor is only a short 8 minute walk from the centre of Banbridge Town, close to shops, schools and leisure facilities.

Nestled in the charming town of Banbridge, this delightful townhouse at 8 Iveagh Manor is a gem waiting to be discovered. Boasting one reception room, three cosy bedrooms, and two bathrooms, this property offers the perfect blend of comfort and functionality.

This house presents an excellent investment opportunity for those looking to expand their property portfolio or step into the world of real estate for the first time. With a chain-free sale, the process of making this house your own is made even smoother. Whether you're envisioning a tranquil retreat for yourself or a lucrative investment for the future, this townhouse caters to a variety of needs. Its prime location ensures easy access to local amenities, schools, and transport links, making it an ideal choice for families, professionals, or investors alike.

Don't miss out on the chance to own this charming townhouse in Banbridge. Embrace the opportunity to create a space that truly feels like home or seize the chance to make a smart investment move. The possibilities are endless with this versatile property.

### GROUND FLOOR

Tiled entrance hallway leading into spacious lounge with laminate flooring, open fire and dual aspect windows. Inner hallway with laminate flooring with access to the ground floor W.C and leading into the open plan kitchen/dining area with tiled flooring and comprising a modern range of units to include integrated hob & oven with space for washing machine and fridge freezer.

### FIRST FLOOR

Three good sized bedrooms, master with ensuite with double shower cubicle. All bedrooms with newly laid carpets, Family bathroom with tiled floor, bath with shower overhead, W.C & wash hand basin.

### OUTSIDE

Parking to the front with entry way to side leading into fully enclosed rear garden with grass lawn & shed which will be included with the sale.

### 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)

### Ground Floor



### First Floor

