



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



**44 Glenloughan Road
Scarva
BT63 6BT**

**Asking Price
£199,950**

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 Bungalow Approx 1800 Sq ft
- Four Bedrooms, Master Ensuite
- Two Reception Rooms
- Fitted Kitchen with Separate Utility Area
- Family Bathroom with Walk In Shower
- Integral Double Garage Beneath
- Oil Fired Central Heating
- Private Elevated Site
- EPC 48 E
- Sold as Seen

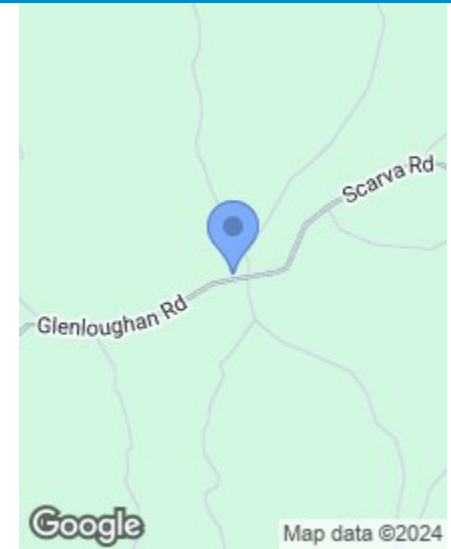
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	65
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



44 Glenloughan Road

Scarva, BT63 6BT

QUINN
Estate Agents



Directions

No 44 Glenloughan Road is situated approx 3 Miles from Banbridge Town centre and only a 6 minute Drive by taking the Scarva Road leaving Banbridge.

PUBLIC NOTICE Quinn Estate Agents) are now in receipt of an offer for the sum of £197,000 for 44 Glenloughan Road. Anyone wishing to place an offer on this property should contact Quinn Estate Agents, 18 Bridge Street, Banbridge BT32 3JS on 02840622226 before exchange of contracts.

Welcome to this charming detached country bungalow located at 44 Glenloughan Road outside the picturesque village of Scarva. This property boasts 2 reception rooms, 4 bedrooms, and 2 bathrooms, offering ample space for comfortable living. With a generous 1,780 sq ft of living space, this bungalow provides a perfect blend of traditional charm and modern convenience. The property's layout is ideal for families or those who love to entertain, with two reception rooms providing versatile spaces for relaxation and social gatherings. Situated just a short 6-minute drive from the bustling Banbridge Town Centre, you'll enjoy the tranquillity of rural living while still being within easy reach of amenities and services. The convenience of this location makes daily errands a breeze and ensures you're never far from everything you need. This chain-free sale offers a fantastic opportunity to make this property your own without any delays or complications. Whether you're looking for a peaceful retreat or a spacious family home, this bungalow ticks all the boxes. To truly appreciate all that this property has to offer, viewing is strictly by appointment only. Don't miss out on the chance to own a piece of countryside paradise in this desirable location. Contact us today to arrange a viewing and take the first step towards making this bungalow your new home.

ACCOMODATION COMPRISES

Bright airy entrance hallway with tiled flooring. Two reception rooms, lounge with stove fitted but not certified or tested. Bright spacious dining room with dual aspect windows. Kitchen with a range of high and low fitted units with Belfast Sink, space for cooker and tiled flooring throughout. Utility room with tiled flooring, low level units with space for appliances and access to stairs leading to garage beneath. All bedrooms with wood flooring, mast bedroom with ensuite & family bathroom, fully tiled with heated towel rails, walk in shower, W.C & wash hand basin with vanity.

OUTSIDE

No 44 is approached through a private entrance leading up a short tarmac driveway with ample off road parking and access to the double garages which also have an additional store room to rear. Situated on approximately half acre site this would make a fantastic family home.

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

CONTACT

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

