



Ballynahinch Branch

24 High Street
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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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28 Ballydown Meadows
Banbridge
BT32 4QX

Offers In The
Region Of £269,950

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.

- Modern Detached Home
- Three Generous Bedrooms
- Spacious Lounge with Open Fire
- Open Plan Kitchen and Dining area
- Integrated Garage
- Private Enclosed Garden
- PVC Double Glazed Windows
- EPC - 53 E
- Oil Fired Central Heating
- Viewing Strictly by Appointment

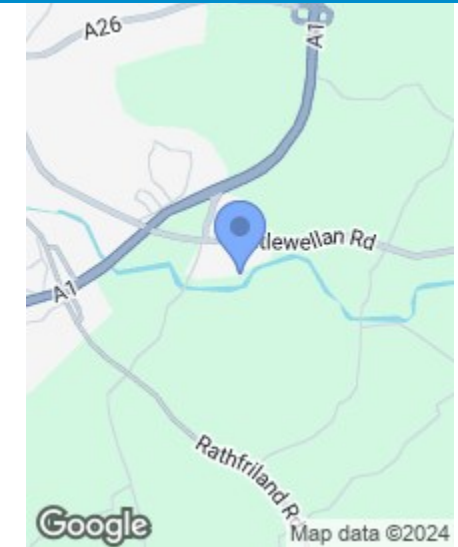
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		53	65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



28 Ballydown Meadows

Banbridge, BT32 4QX

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[Directions](#)

Welcome to 28 Ballydown Meadows, Banbridge - a charming detached house perfect for a family looking for their dream home. This property boasts a spacious reception room, ideal for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there's plenty of space for the whole family to unwind and make memories. Built in approximately 1997, this property exudes character and warmth, offering a homely feel from the moment you step inside. The move-in ready condition means you can settle in quickly and start enjoying all that this lovely home has to offer. Situated in a peaceful neighbourhood, this house provides a tranquil retreat from the hustle and bustle of everyday life. The convenience of parking for two vehicles ensures that you never have to worry about finding a spot after a long day out. This chain-free sale presents a fantastic opportunity to make this house your own without any delays or complications. Don't miss out on the chance to own this perfect family home in a desirable location.

GROUND FLOOR

28 Ballydown Meadows provides a generous Lounge with ample space, recessed lighting, hard wood floor with open fire for those cosy winter nights ahead. The property boasts a spacious open plan & modern kitchen/dining area with Breakfast bar, integrated dishwasher with space for an American style fridge freezer and a fully tiled floor throughout, along with recessed lighting and double patio doors leading to garden. Separate utility space and ground floor W.C in rear hall with access to integral garage which could make an ideal second reception room or further bedroom for those not needing a garage.

FIRST FLOOR

Three good sized double bedrooms all with laminate flooring laid & one with built in wardrobes fitted. Family bathroom comprising free standing bath, corner shower cubicle, wash hand basin and W.C with tiled flooring & part tiled walls.

OUTSIDE

Situated in a quiet cul de sac location with tarmac driveway to the front & small well maintained grass lawn. To the rear you have a fully enclosed, south facing grass lawn with paved patio area.

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 - banbridge@quinnestateagents.com

