



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

banbridge@quinnestateagents.com



For any enquiry relating to this property, please contact

Leanne Glover

leanne@quinnestateagents.com
07703612260



**17 Edendell
Banbridge
BT32 3JJ**

**Offers In The
Region Of £149,950**

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.

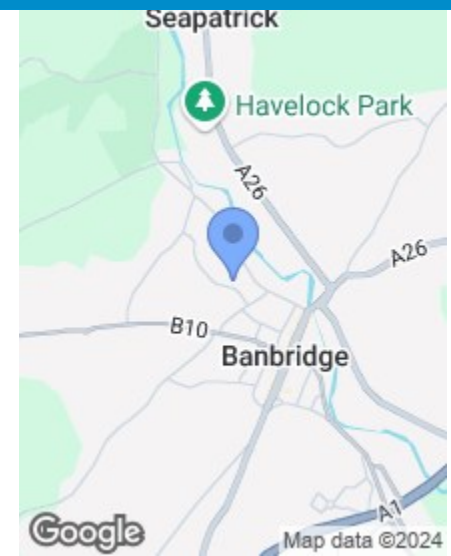
Valuation/Mortgage Service

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.

- Semi Detached Chalet Bungalow
- Three/Four Bedrooms, Two First Floor
- Two/Three Receptions
- Ground Floor Bathroom
- Oil Fired Central Heating
- PVC Double Glazing
- Chain Free Sale
- Modernisation Required & Great Potential
- Private Corner Site in Popular Development
- EPC - 53 E

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		53	65
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





Directions

NO 17 Edendell is situated in the quiet, popular development access from the Huntly Road Banbridge.

Welcome to 17 Edendell, Banbridge - a charming semi-detached bungalow that offers a delightful living experience. This lovely property boasts 2 reception rooms, providing ample space for entertaining guests or simply relaxing with your loved ones. With 3 cosy bedrooms, one on ground floor, there's plenty of room for the whole family to unwind and rest comfortably. Situated in the picturesque town of Banbridge, this property offers a peaceful retreat while still being conveniently located near local amenities. The bathroom provides a convenient space for your daily routines, ensuring both functionality and comfort. This semi-detached bungalow is the perfect blend of traditional charm and modern convenience. Whether you're looking to settle down in a serene neighbourhood or seeking a cosy space to call your own, 17 Edendell is sure to capture your heart. Don't miss out on the opportunity to make this lovely property your new home!

GROUND FLOOR

Tiled entrance hallway with access to the living room, fitted with open fire and dual aspect windows. Kitchen to rear with tiled floor and range of units fitted with space for appliances. Two further ground floor rooms, one marked as dining space but could make a smaller fourth bedroom if required. Ground floor bathroom, fitted with white three piece suite with shower over bath and fully tiled walls and floor.

FIRST FLOOR

Two first floor bedrooms both with carpet laid, one with skylight window.

OUTSIDE

Tarmac driveway reaching side of property, ample for two/three cars with grass lawn either side with good sized, fully enclosed rear garden again with well maintained grass lawn.

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 - banbridge@quinnestateagents.com

Ground Floor



First Floor

