

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

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For any enquiry relating to
this property, please contact

Leanne Glover

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15 Barrack Hill
Gilford
BT63 6EE

Offers In The
Region Of £220,000

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 Home with Garage
- Three Bedrooms, One on Ground Floor
- Two Reception Rooms
- Spacious Kitchen with Space for Appliances
- Modern Ground Floor Shower Room
- Property Extends to Approx 1800 Sq ft
- Great Sized Gardens
- Semi Rural Location
- Chain Free Sale
- EPC - 46 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	42	46
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



15 Barrack Hill

Gilford, BT63 6EE



Directions

The easiest way to reach 15 Barrack Hill is from Lawrencetown cross roads, turning onto The Point Road, then taking right onto the Holymount Road, then left onto Barack Hill and the property is situated on the right hand side.

Welcome to 15 Barrack Hill, a charming detached house nestled in the serene surroundings of Gilford, Craigavon. This delightful property offers a spacious 1,800 sq ft of living space, perfect for a family looking to create their dream home. As you step inside, you are greeted by 2 reception rooms, providing ample space for entertaining guests or simply relaxing with your loved ones. With 3 cosy bedrooms, there is plenty of room for everyone to unwind and recharge. Built in 1969, this property exudes character and charm, offering a unique opportunity to modernise and add your personal touch. The chain-free sale ensures a smooth and hassle-free buying process, allowing you to make this house your home without any delays. Situated in a semi-rural retreat, you can enjoy the best of both worlds - the tranquillity of the countryside while still being within easy reach of local amenities. With ample parking, convenience is at your doorstep. Don't miss out on the chance to transform this property into your own slice of paradise. Embrace the potential and create a haven that reflects your style and taste. Book a viewing today and start envisioning the endless possibilities that 15 Barrack Hill has to offer.

GROUND FLOOR

Entrance porch with PVC windows and doors leading into inner hallway with access to the ground floor bedroom, stairs to the first floor & living space. Living room with carpet laid, dual aspect windows and open fire. Leading on into family room with vinyl flooring open plan to Kitchen/Dining area with tiled floor, recessed lights, wood kitchen units with space for appliances. Rear hallway with access to fully tiled ground floor shower room comprising double shower, W.C, wall hung sink and heated towel rail.

FIRST FLOOR

Two great sized & bright double bedrooms, one with fitted wardrobes and both with carpet laid.

OUTSIDE

Good sized plot with secure gated parking and mature lawns with shrubs and planting. Gardens both to front and side of the property.

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



15 Barrick Hill, Gilford