



Ballynahinch Branch

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028 9756 4400

Downpatrick Branch

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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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**95 Rathview
Banbridge
BT32 4PY**

**Offers In The
Region Of £280,000**

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.

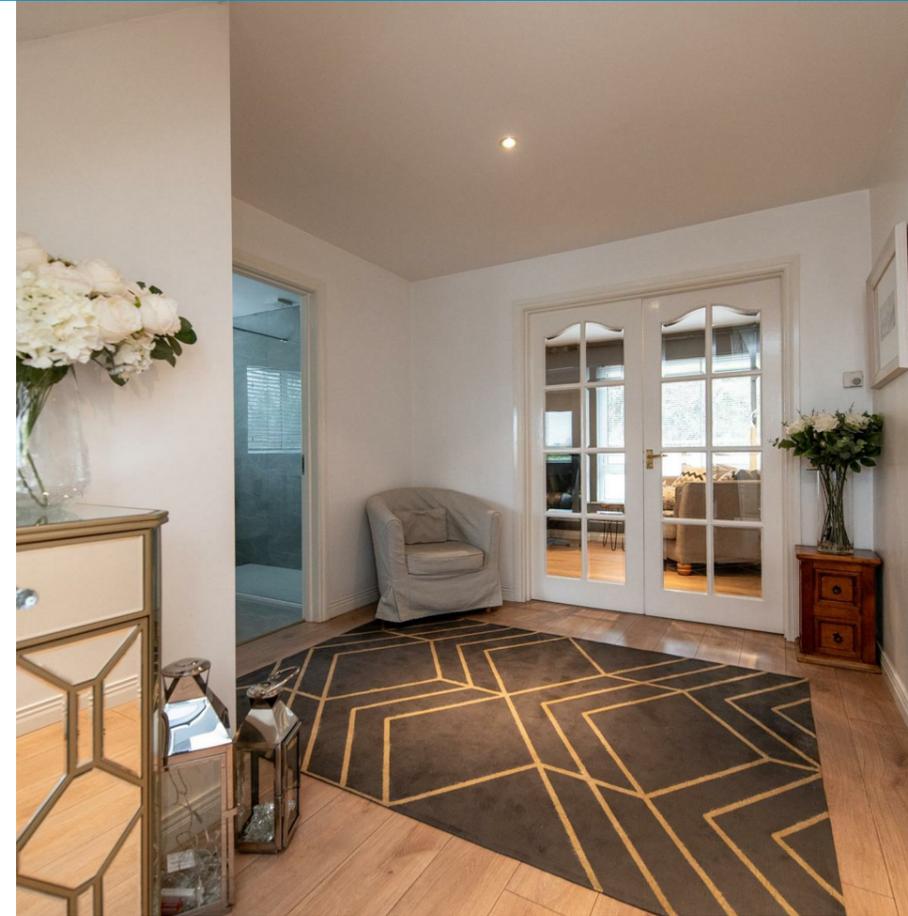
Valuation/Mortgage Service

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.

- Immaculate Detached Chalet Style Bungalow
- Three First Floor Bedrooms, One Ground Floor, Master Ensuite
- Modern Ground Floor Shower Room
- Two Reception Rooms
- Open Plan & Contemporary Kitchen/Dining Area
- Separate Utility Room
- Integral Garage
- Oil Fired Central Heating
- EPC D 68
- Approx 1900 sq ft Home

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	61
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





Directions

Rathview is situated on The Old Newry Road, Banbridge. Approx 1.1 miles from Newry Road turn off on the right hand side. Once in the development drive to the bottom turning left and continuing to the end of the cul dec sac, you will find No 95.

Welcome to 95 Rathview, Banbridge - a charming location that could be the perfect setting for your new home! This modern detached chalet boasts a spacious 1,900 sq ft of living space, offering two reception rooms, four bedrooms, and two bathrooms. Built in 2000, this property is move-in ready and exudes a contemporary feel throughout. The well-presented interior is sure to impress, providing a comfortable and inviting atmosphere for you and your family to enjoy.

With its ample living space, this home offers great potential for creating wonderful memories with loved ones. Whether you're looking to relax in one of the two reception rooms or unwind in one of the four bedrooms, this property has something for everyone.

Don't miss out on the opportunity to make this 1,900 sq ft house your new home sweet home in the heart of Banbridge. Book a viewing today and discover the endless possibilities that await you at this delightful property!

GROUND FLOOR

Stunning entrance hallway with recessed lighting and laminate wood flooring throughout. Spacious, inviting lounge with large bay window, open fire with laminate flooring. Open plan modern kitchen/dining space with great range of units comprising integrated hob, oven and dishwasher with recessed lighting and laminate wood flooring. Second reception room in form of a family room to rear again with recessed lighting, laminate flooring throughout & dual aspect windows. Ground floor contemporary shower room with tiled floor, W.C, wash hand basin with vanity beneath and walk in double shower. Bedroom four on the ground floor or could also make a perfect home office or play room depending on the family dynamics.

FIRST FLOOR

On this floor you have three great sized bedrooms all laid in carpet including landing and the master bedroom to include ensuite. Ensuite with laminate flooring, shower cubicle, wash hand basin & W.C.

OUTSIDE

Situated in a private corner site with ample off road parking and gardens to front, side and secluded paved patio area to the rear providing the ideal south facing garden for those returning summer says and nights.

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

