



## 71 Banbridge Road , Waringstown,

Jones Estate Agents are delighted to introduce to the market this three bedroom detached bungalow with garage on the desirable Banbridge Road, on the edge of the sought after village of Waringstown. Village centre and all amenities including the renowned primary school within walking distance. Conveniently located for access to larger neighbouring towns of Banbridge and Lurgan, as well as links to the M1 motorway and carriageway.

This property offers well appointed, generous accommodation, which includes three double bedrooms and three reception rooms, allowing for flexibility of uses. The generous entrance hall with fire place gives a warm welcome to the home upon arrival. Spacious kitchen, family bathroom and utility room complete ground floor accommodation.

Open tread stairs leading to a first floor gallery and fully floored roof space with plumbing in place, ready for conversion to further bedrooms, or possibly even a games room and home office.

Although requiring modernisation, the potential for a for truly special family home is apparent, and viewing comes highly recommended.

**Offers in the region of £275,000**

# 71 Banbridge Road

, Waringstown,



- Three bedroom detached bungalow in sought after village
- Family bathroom
- Garage
- Three reception rooms including formal dining and lounge
- Utility room
- Stairs to first floor gallery
- Traditional kitchen with casual dining
- Mahogany double glazed windows throughout
- Fully floored roof space offering possibility of conversion to further bedrooms

## Entrance Hall

## Lounge

22'10 x 14 (6.96m x 4.27m)

## Sitting Room

16'6 x 13 (5.03m x 3.96m)

## Dining Room

17'10 x 12 (5.44m x 3.66m)

## Kitchen

17'11 x 13 (5.46m x 3.96m)

## Utility Room

11'2 x 8'1 (3.40m x 2.46m)

## Bedroom 1

13 x 10'8 (3.96m x 3.25m)

## Bedroom 2

13 x 10'9 (3.96m x 3.28m)

## Bedroom 3

13'4 x 9'5 (4.06m x 2.87m)

## Bathroom

10'2 x 8'1 (3.10m x 2.46m)

## Garage

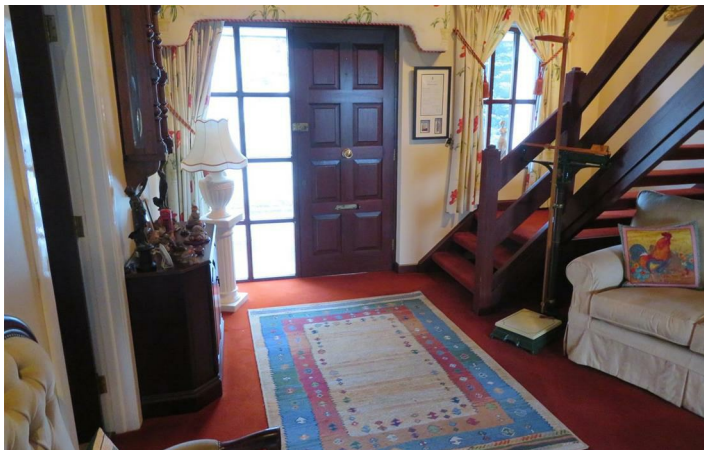
19'7 x 19'4 (5.97m x 5.89m)

## Outside WC

## Outside



[Directions](#)





## Floor Plan

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