



40 Ballela Road, Banbridge, Down, BT32 3TF

Offers in excess of £650,000

- Spacious 4-bedroom (Master Ensuite). Full turnkey specification throughout.
- Fully fitted kitchen with Dining Area and Pantry
- Deluxe bathroom
- Partly underfloor and partly radiators air sources heat pump control heating system
- Composite external doors. Fully enclosed landscaped gardens with panelled fencing. Power coated electronic gates and tarmac driveway. Alarm System.
- 2 Reception Rooms
- Utility Room
- Wet room
- Sliding sash UPVC double glazed windows to front
- Alarm system. Large detached garage . Brushed stainless steel switches. Solid oak internal doors.



# 40 Ballela Road, Banbridge BT32 3TF

Nestled on Ballela Road, approximately 6 miles from Banbridge this stunning detached bungalow offers a perfect blend of modern living and spacious comfort. Built in 2025, the property boasts an impressive 2,600 square feet of well-designed space, making it an ideal home for families or those seeking a generous living area.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The layout of the bungalow is thoughtfully arranged, providing both privacy and accessibility. With four spacious bedrooms, there is ample room for everyone to unwind and relax. Each bedroom is designed to be a tranquil retreat, ensuring restful nights and rejuvenating mornings.

The property features three well-appointed bathrooms, adding convenience for busy households. The modern fixtures and finishes throughout the home reflect contemporary style and functionality, catering to the needs of today's discerning buyers.

Set in a desirable location, this bungalow not only offers a comfortable living space but also the opportunity to enjoy the picturesque surroundings of Banbridge. With its blend of modern amenities and spacious design, this property is a rare find in the current market. Whether you are looking to settle down or invest in a beautiful home, this bungalow on Ballela Road is sure to impress.



Council Tax Band: Northern Ireland







Directions

Viewings

Viewings by arrangement only. Call 028 92 693800 to make an appointment.

EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC