



21 Summerhill Brae, Banbridge, BT32 3LS

Offers in excess of £200,000

- 3 spacious bedrooms
- Mid terrace house
- Located in Banbridge
- Close to local amenities
- Quiet residential area
- 1 cosy reception room
- Built in 2006
- 1,679 sq ft of space
- Ideal family home
- Viewing recommended

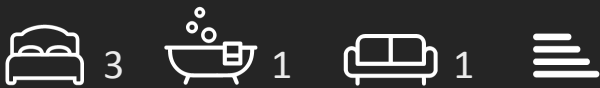
21 Summerhill Brae, Banbridge BT32 3LS

Nestled in the charming area of Summerhill Brae, Banbridge, this delightful mid-terrace house offers a perfect blend of comfort and modern living. Spanning an impressive 1,679 square feet, the property boasts a well-designed layout that is ideal for families or those seeking a spacious home.

Upon entering, you are welcomed into a bright and inviting reception room, perfect for entertaining guests or enjoying quiet evenings in. The house features three generously sized bedrooms, providing ample space for relaxation and personalisation. Each room is designed to maximise natural light, creating a warm and inviting atmosphere throughout.

Built in 2006, this property benefits from contemporary design and modern amenities, ensuring a comfortable lifestyle. The location in Banbridge is particularly appealing, offering a friendly community atmosphere while being conveniently close to local shops, schools, and recreational facilities.

This mid-terrace house is not just a home; it is a wonderful opportunity to enjoy a vibrant lifestyle in a sought-after area. Whether you are a first-time buyer or looking to settle down in a family-friendly neighbourhood, this property is sure to meet your needs. Do not miss the chance to make this lovely house your new home.



Council Tax Band: Northern Ireland





Entrance Hall

9'3" x 6'7"

1 double panel radiator. 1 double power point.

Lower Ground Floor - Hallway

Storage under stairs

Garage

18'7" x 13'4"

1 double power point. Plumbed for automatic washing machine. Oil fired boiler.

First floor

Lounge

17'1" x 13'10"

Cast iron fireplace with tiled inset and pine surround. 1 double panel radiator, 3 double power points and 1 television point.

Kitchen with Dining Area

20'8" x 10'2"

Range of high and low level units. Built in appliances include beko, hob and oven, plumbed for automatic dishwasher, plumbed for american fridge freezer. Extractor fan. 1 double panel radiator, 6 double power points. Stainless steel sink unit.

Upper first floor

Landing, 1 double power point.

Bathroom

7'4" x 6'6"

White suite comprising bathroom, wc and wash hand basin. Partly tiled walls.

Second floor

Landing hotpress with Immersion Heater

Master bedroom

15'1" x 13'9"

2 double power points. 2 double panel radiator. 2 television points. 2 double panel radiators, 2 television points. Large storage cupboard.

Ensuite

7'7" x 4'

White suite comprising double shower cubicle with Mira Sprint electric shower. WC and wash hand basin. Fully tiled walls.

Bedroom 2

10'2" x 8'6"

1 single panel radiator. 2 double power points.

Bedroom 3

10'2" x 8'6"

1 single panel radiator. 2 double power points.

Outside

Enclosed rear garden.

Outside tap.

Outside light.

Tarmac driveway.

Oil tank.

Directions

Viewings

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

EPC Rating:

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