



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

105 Summerhill

Banbridge

BT32 3GG

Bedroom	3
Reception	1
Bathroom	2



Picture Perfect three bedroom semi detached home finished to an exacting standard throughout

Offers in Region of: £215,000

Viewing strictly by appointment only

Opening Times

Monday to Friday 9:00am - 5.30pm
Saturday 10:00am - 12.00pm
Sunday Closed

Open during lunchtime

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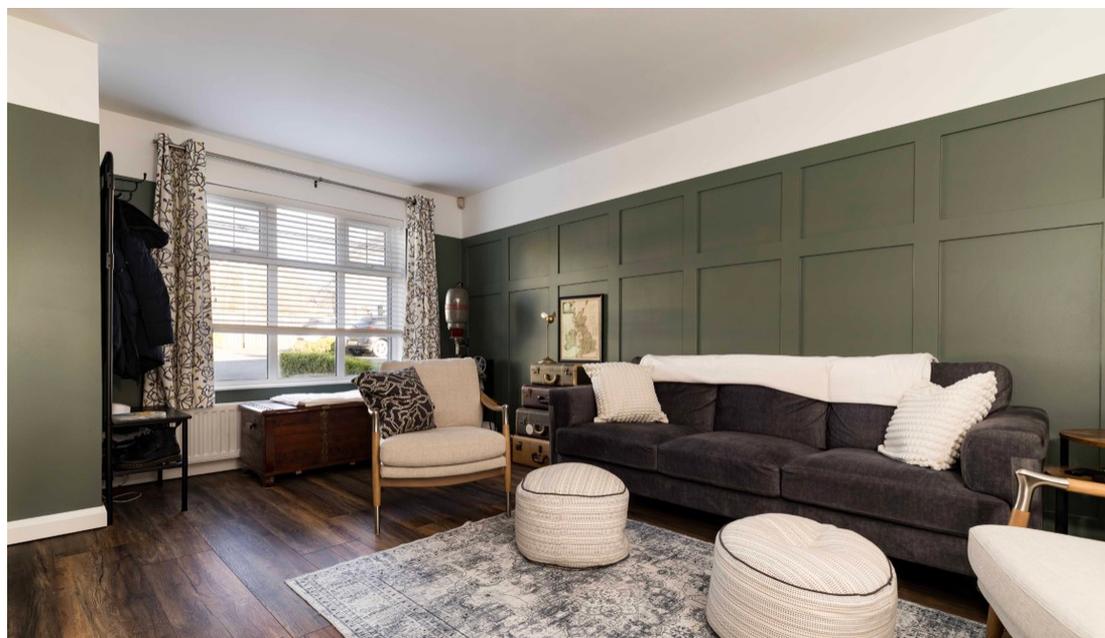
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We are certain that 105 Summerhill is going to attract a strong level of interest, and will tick all the boxes for you in terms of style, design and finish! Step inside to the spacious living room which has the most beautiful feature wall panelling, entertain your family in friends in the fantastic open plan kitchen with plenty of room for dining and living area. Every detail in this immaculately presented home has been well executed, with a décor that screams interior designer! A utility room and WC completes the ground floor. Head upstairs and you will find three bedrooms, with the master having a feature wall of panelling. The recently modernised bathroom is simply stunning, and is sure to please. Outside, there is a fully enclosed low maintenance rear garden, and parking on the driveway to the front. Summerhill is ideally situated close to the Boulevard, A1, and within walking distance of schools, shops and Banbridge town centre. We can't wait to show you around - contact the sales team to book in!



- Striking exterior design
- Living room with very cool wall panelling
- Fabulous kitchen with integrated appliances open to dining living area
- Three bedrooms
- Recently modernised bathroom suite
- Utility room and ground floor WC
- Fully enclosed low maintenance garden
- Highly sought after location within easy reach of schools, shops & the A1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ENTRANCE HALL

Solid wood entrance door with feature glazed panel. Tiled flooring. Single panel radiator. Alarm panel.

LIVING ROOM

3.67m x 5.10m (12' 0" x 16' 9") (MAX)

Front aspect reception room. Feature wall panelling. Built-in storage cupboard. Wood effect laminate flooring. Telephone point. Door with glazed panel leading to kitchen dining living.



KITCHEN DINING LIVING

3.19m x 6.28m (10' 6" x 20' 7") (MAX)

Range of high and low level refurbished kitchen cabinets including new doors, lazy Susan corner unit and Quartz worktop overlay and splashback. Range of appliances include new electric oven, four ring electric hob with stainless steel extractor canopy above and integrated dishwasher. Space for fridge freezer stainless steel one and half bowl sink and drainage unit. Tiled flooring. Two double panel radiator. Shed ceiling to living area with double patio doors leading to rear garden. Recessed lighting.



UTILITY ROOM

1.44m x 1.43m (4' 9" x 4' 8")

High level kitchen cabinets. Worktop space. Space for washing machine and tumble dryer. Extractor fan. Tiled flooring. UPVC door with glazed panel giving access to side.

GROUND FLOOR WC

1.43m x 1.43m (4' 8" x 4' 8")

Back to wall dual flush WC. Wall hung wash hand basin with vanity unit. Tiled flooring and splashback. Single panel radiator. Recessed lighting. Window providing natural light.



FIRST FLOOR LANDING

Window providing natural lighting. Access to floored attic with lighting via loft ladder. Access to hotpress. Power point.



MASTER BEDROOM

2.73m x 4.18m (8' 11" x 13' 9")

Front aspect double bedroom. Wood effect laminate flooring. Single panel radiator. Walk-in wardrobe (Plumbed for ensuite) with single panel radiator, recessed lighting and extractor fan.

BEDROOM TWO

2.75m x 2.83m (9' 0" x 9' 3")

Rear aspect bedroom. Wood effect laminate flooring. Single panel radiator.

BEDROOM THREE

2.08m x 1.82m (6' 10" x 6' 0")

Side aspect bedroom. Wood effect laminate flooring. Single panel radiator. Wall plate for wall mounted TV.

FAMILY BATHROOM

2.10m x 1.82m (6' 11" x 6' 0")

Impressively modernised Bathroom recently fitted, includes large shower quadrant with mains fed shower with rainfall showerhead and additional showerhead, back to wall dual flush WC, wall hung wash hand basin with vanity unit below and additional wall hung storage cabinet. Vertical radiator. PVC panelled ceiling. Recessed lighting with integrated extractor fan. Fully tiled walls and flooring.

OUTSIDE

FRONT GARDEN

Tarmac parking providing off street parking for two vehicles.

REAR GARDEN

Low maintenance fully enclosed rear garden. Gated access to passage leading to front. Majority of garden laid in stone paved patio. Decorative stone area. Oil fired burner and oil tank. Outside tap and lighting.

