

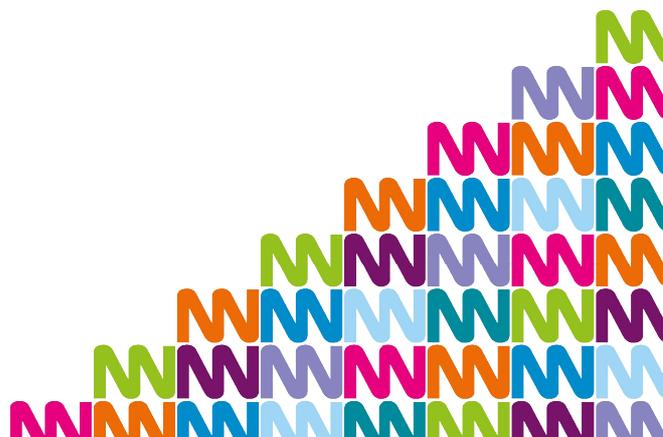


**83 Primrose Gardens**  
 Banbridge  
 BT32 3EW

**£750 PCM**

- Semi Detached Bungalow
- Two Bedroom
- Good Sized Lounge
- Large Kitchen Dining
- Modern Bathroom
- Large Mature Gardens
- Secured Off Street Car Parking
- EPC - TBC
- Email [banbridge@quinnestateagents.com](mailto:banbridge@quinnestateagents.com)
- No Pets

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





This beautifully appointed semi detached bungalow located in the highly sought after Primrose Gardens development is welcomed to the rental market.

The property is within walking distance of Banbridge Town Centre, Schools and local amenities and facilities. The property boasts of a large lounge complete with Mahogany Fireplace with Electric Fire inset, a large kitchen dining area complete with high and low level units and free standing appliances. The bathroom has been renovated in recent years to include walk in shower.

Two ample sized bedrooms provides excellent accommodation.

Outside the property, large mature gardens sweep around the property leading to a small patio area to the rear complete with greenhouse and garden shed. The driveway is enclosed to the rear of the property.

The property benefits from Oil Fired Central Heating



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For any enquiry relating to this property, please contact

**Cameron Moore**

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#### Ballynahinch Branch

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Ballynahinch BT24 8AB

**028 9756 4400**

#### Downpatrick Branch

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Downpatrick BT30 6LP

**028 4461 2100**

#### Banbridge Branch

18 Bridge Street  
Banbridge BT32 3JS

**028 4062 2226**

#### Carryduff Branch

14B Ballynahinch Road  
Carryduff BT8 8DN

**028 9081 2422**

#### General Enquiries

banbridge@quinnestateagents.com

**QUINN**  
Estate Agents

quinnestateagents.com

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.