

## Ballynahinch Branch

24 High Street  
Ballynahinch BT24 8AB  
028 9756 4400

## Downpatrick Branch

49 - 51 Market Street  
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



For any enquiry relating to  
this property, please contact

Leanne Glover

leanne@quinnestateagents.com  
07703612260



29 Old Coach Hill  
Banbridge  
BT32 3ZF

Offers In The  
Region Of £239,950

### 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.

- Modern Semi Detached Home Approx 1500 Sq ft
- Four Bedrooms, Master Ensuite
- Spacious Lounge with Stove Fitted
- Open Plan Kitchen/Dining Area with Patio Doors
- Separate Utility Area & Ground Floor W.C
- First Floor Family Bathroom
- Freshly Painted & Carpeted Throughout
- Gas Heating
- Chain Free Sale
- EPC - C 79

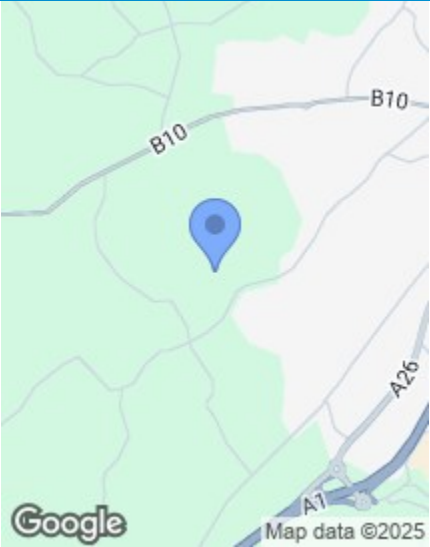
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		





# 29 Old Coach Hill

Banbridge, BT32 3ZF



### Directions

Old Coach Hill is situated at the end of The Ballygowan Road Banbridge, a short Drive to Town centre, Shops, schools etc.

Nestled in the charming area of Banbridge, 29 Old Coach Hill presents an excellent opportunity for those seeking a modern family home. This semi-detached house, built in 2014, boasts a generous living space of 1,500 square feet, providing ample room for comfortable living. The property features four well-proportioned bedrooms, making it ideal for families or those who desire extra space for guests or a home office. The two bathrooms ensure convenience for all residents, catering to the needs of a busy household. Upon entering, you will find a welcoming reception room that serves as a perfect gathering space for family and friends. The layout of the home is designed to maximise both functionality and comfort, allowing for a seamless flow between the living areas. Situated in a desirable location, this property benefits from the tranquillity of suburban life while remaining close to local amenities, schools, and transport links. The modern design and quality construction of the house make it a fantastic choice for anyone looking to settle in a vibrant community. In summary, 29 Old Coach Hill is a delightful semi-detached home that combines contemporary living with practicality. With its spacious layout and prime location, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely property your new home.

### GROUND FLOOR

Entrance hallway with freshly laid grey carpet & access to the ground floor W.C, comprising wash hand basin and toilet. Spacious Lounge with newly laid carpet and fitted with a multi fuel stove. Open plan Kitchen/Dining Area with tiled flooring, recessed lighting, patio doors leading to the rear garden along with Integrated Gas hob, electric oven, integrated Dishwasher & integrated Fridge Freezer. Utility room fitted with units leaving space for Washing Machine & Dryer with back door access and large Pantry Cupboard.

### FIRST FLOOR

Newly laid carpets on stairs and landing with Linen closet storage leading to four good sized bedrooms, master Ensuite. Ensuite with tiled flooring, recessed lighting to include double shower enclosure, W.C and wash hand basin. Family Bathroom again with tiled floor comprising W.C, wash hand basin & Bath with Shower overhead.

### OUTSIDE

Off road parking to side allowing a couple of car parking spaces with a fully enclosed rear garden with great sized grass lawn and paved patio area.

### MORTGAGE ADVICE

If you require financial advice on the purchase of this property, please do not hesitate to contact Laura McGeown @ Ritchie & McLean Mortgage Solutions on 07716819003 alternatively you can email [laura.mcgeown@ritchiemclean.co.uk](mailto:laura.mcgeown@ritchiemclean.co.uk)

### CONTACT

If you require a viewing please get in contact via phone Leanne on 02840622226/07703612260 or email - [banbridge@quinnestateagents.com](mailto:banbridge@quinnestateagents.com)



29 Old Coach Hill, Banbridge