

Ballynahinch Branch

24 High Street
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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

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For any enquiry relating to
this property, please contact

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63 The Rowans
Banbridge
BT32 4DQ

Offers In The
Region Of £350,000

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.

- Extensive Detached Home Approx 2000 Sq Ft
- Four First Floor Bedrooms, Master with Ensuite & Walk In Wardrobe
- Three Reception Rooms, all Recently Decorated
- Modern Fitted Kitchen & Separate Utility Area
- Ground Floor W.C, Newly Installed White Goods
- Family Bathroom Comprising White, Four Piece Suite
- Driveway Freshly Tarmacked in 2023
- Private & South Facing Garden
- Newly Fitted Blinds, Carpets & Rear Windows
- Double Integral Garage & EV Car Charger Installed

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	62
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



63 The Rowans

Banbridge, BT32 4DQ



Directions

The Rowans development is situated on The Ballymoney Road Banbridge just a 5 minute drive to Banbridge Town centre. Once onto the Ballymoney Road travel for approx 3mins & turn right into the development. Continue straight until you reach a T junction, turn left and NO 63 is on the right hand side.

Nestled in the charming area of Banbridge, 63 The Rowans presents an exceptional opportunity to acquire a splendid detached house, perfect for families seeking both space and comfort. This impressive property boasts a generous 2,000 square feet of living space, thoughtfully designed to cater to modern lifestyles. Upon entering, you will be greeted by three inviting reception rooms, providing ample space for relaxation and entertainment. These versatile areas can easily adapt to your needs, whether you envision a cosy family lounge, a formal dining room, or a vibrant play area for children. The heart of the home is undoubtedly the well-appointed kitchen, which seamlessly connects to the living spaces, making it ideal for hosting gatherings with friends and family. The property features four spacious bedrooms, each offering a tranquil retreat at the end of the day. With two well-designed bathrooms, morning routines will be a breeze, ensuring convenience for all members of the household. Built in 2000, this home combines contemporary design with practical living, making it a perfect choice for those who appreciate modern amenities. The surrounding area of Banbridge is known for its picturesque landscapes and friendly community, providing a delightful backdrop for family life. In summary, 63 The Rowans is a remarkable detached house that offers a harmonious blend of space, comfort, and modern living. With its prime location and well-thought-out layout, this property is sure to appeal to discerning buyers looking for their next family home. Do not miss the chance to make this wonderful house your own.

GROUND FLOOR

Tiled entrance hallway leading to spacious & freshly painted Lounge with hard wood flooring, stunning bay window and stove fitted, French doors leading into the bright and inviting Dining room, again with hard wood flooring and newly installed PVC French, double patio doors. Family room with freshly laid carpet & recently painted. Modern fitted Kitchen with tiled floor comprising integrated Dish Washer, Eye level Grill & Oven, integrated Hob & integrated Fridge Freezer with space for dining. Utility room with tiled flooring, high & low level units with space for washing machine & dryer. Access to the ground floor W.C with newly installed sanitary ware comprising W.C and wall hung hand basin. Access to the double integral garage and back door access.

FIRST FLOOR

Newly laid carpet on stairs and landing. Landing with access to Bedrooms, Bathroom, Hot press with the added benefit of a slingsby ladder being installed for easy access to the loft. Bedroom one with newly laid carpet, walk in wardrobe and ensuite comprising corner shower cubicle, W.C and wash hand basin with recessed lighting. Bedroom two with carpet laid and built in wardrobe. Bedroom three again with freshly laid carpets and built in wardrobe and rear view aspect. Bedroom four is a great sized fourth bedroom with carpet laid and the rear view aspect. Family Bathroom, fully tiled with recessed light, comprising free standing Bath, sink with vanity beneath, W.C, heated towel rail and a new installed corner shower enclosure.

OUTSIDE

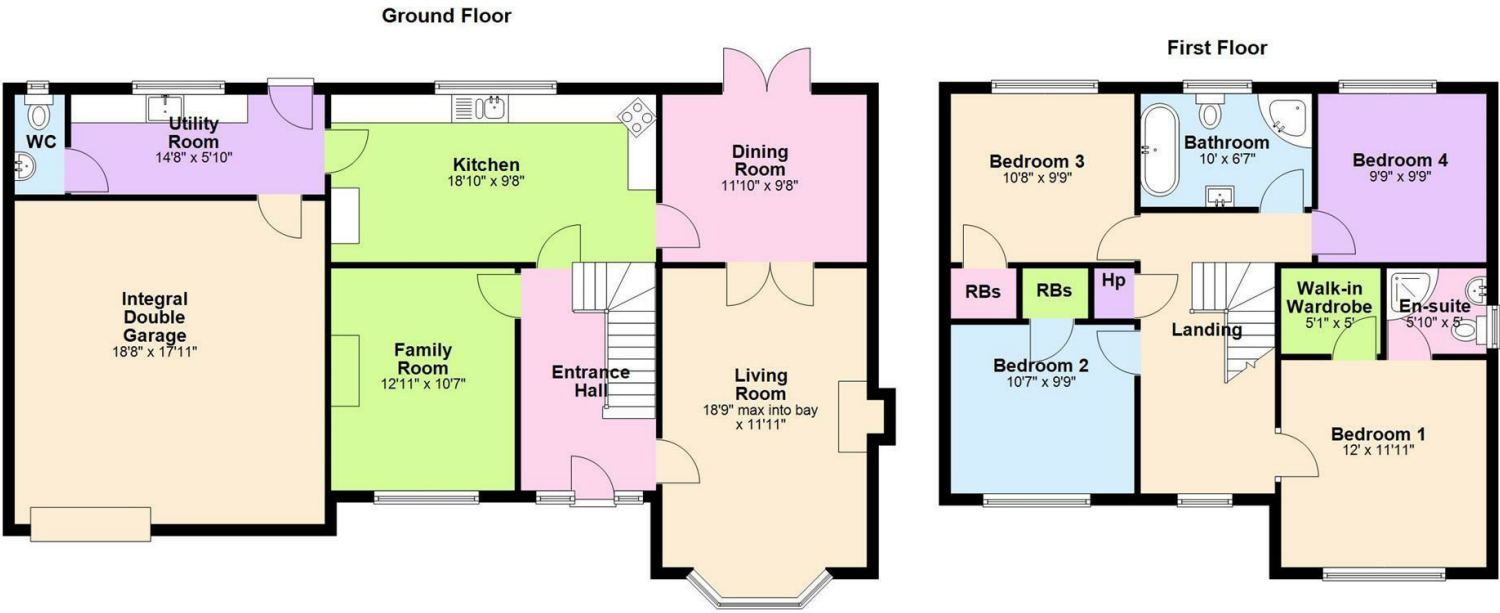
Stunning red brick frontage with grass lawn and mature shrubs, recently laid tarmac driveway in 2023 allowing plenty of parking for the family, leading to double Garage. To the rear you have a fully enclosed, private and south facing garden with grass lawn and perfectly placed paved patio area.

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

CONTACT

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



63 The Rowans, Banbridge