

## 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



## 2 Morrisons Lane Ballyroney BT32 5JE

Offers In The  
Region Of £295,000

### 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.

- Detached Chalet Bungalow Approx 2010 Sq Ft
- Situated on Approx 0.6 Acres Total
- Three Bedrooms, One on Ground Floor
- Spacious Lounge with Open Fire
- Open Plan Kitchen/Dining Area & Separate Utility
- Sun Room with Stove Fitted
- Ground Floor Shower Room & First Floor Bathroom
- Double Garage & Private Gated Entrance
- EPC - 75 C
- Viewing Strictly By Appointment Only

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	87	
(81-91) B	75	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		





Nestled in the charming area of Ballyroney, at 2 Morrisons Lane, this delightful detached chalet offers a perfect blend of comfort and style. Spanning an impressive 2,010 square feet, this property is ideal for families seeking a spacious and inviting home. Upon entering, you are greeted by two well-appointed reception rooms, providing ample space for relaxation and entertaining guests. The layout is thoughtfully designed, ensuring a warm and welcoming atmosphere throughout. The three generously sized bedrooms offer a peaceful retreat, each with the potential to be personalised to suit your individual taste. The property boasts two modern bathrooms, ensuring convenience for both family members and visitors alike. The combination of space and functionality makes this chalet a truly desirable residence. Set in the picturesque surroundings of Banbridge, this home is not only a sanctuary but also a gateway to the local community, with amenities and scenic landscapes just a stone's throw away. Whether you are looking to enjoy quiet evenings in or host lively gatherings, this property caters to all your needs. In summary, 2 Morrisons Lane is a splendid opportunity for those seeking a detached home in a tranquil setting, offering both space and comfort in equal measure. Do not miss the chance to make this charming chalet your own.

## GROUND FLOOR

Tiled entrance porch leading into entrance hallway laid in carpet with ample storage cupboards, linen closet and stunning Oak open tread staircase to the first floor. Spacious Lounge with carpet laid and open fire. Sun Room with laminate flooring and a striking brick fireplace with Oak Mantel and Stove installed. Quality Kitchen fitted with fully tiled floor, recessed lighting throughout. Kitchen comprises integrated dishwasher & fridge freezer with plenty of other unit space for busy family life. Utility area with additional sink unit & plumbed for washing machine with access to the ground floor W.C. Ground floor shower room with tiled flooring & recessed lighting comprising corner shower, W.C and wash hand basin.

## FIRST FLOOR

Spacious first floor layout with two bedrooms and a further Bathroom. Bedroom one with built in wardrobe space. Bedroom two with carpet laid, skylight windows and large built in wardrobe. Bathroom comprising W.C, wash hand basin and bath.

## OUTSIDE

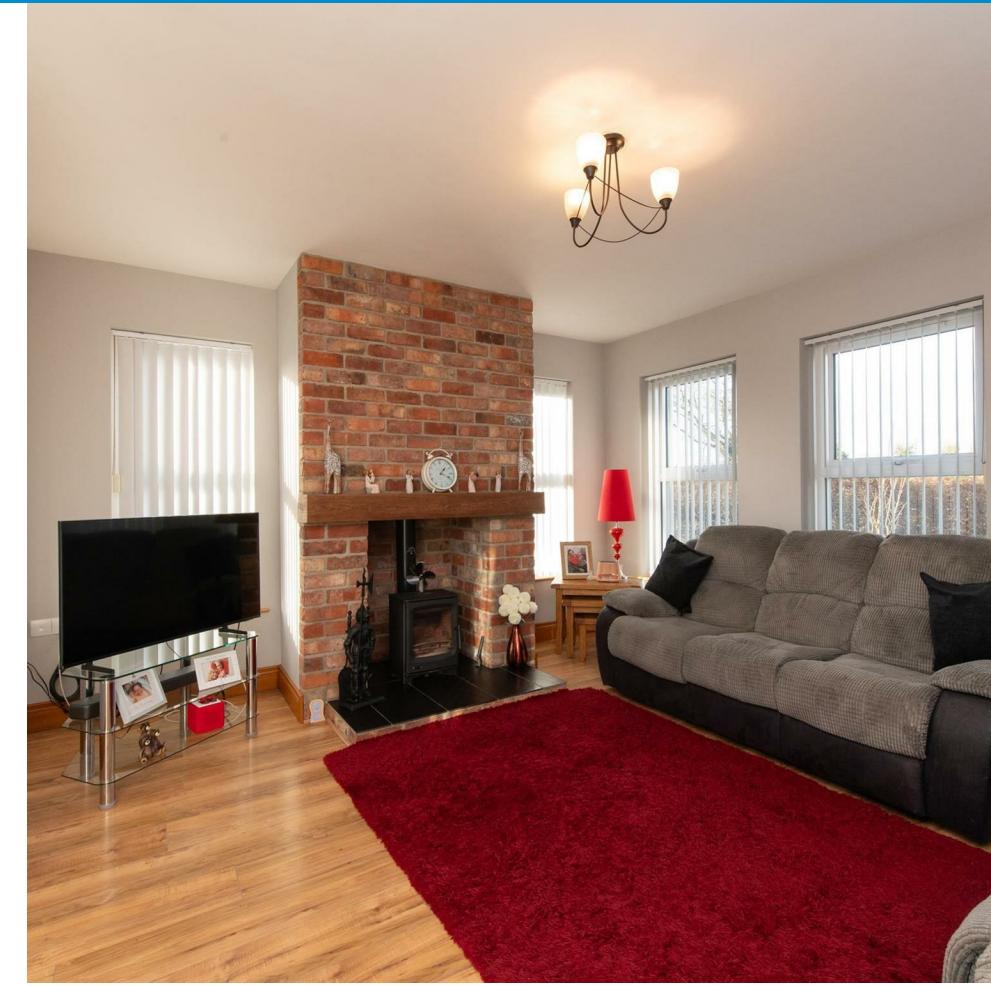
Perfect rural retreat sitting on approx 0.60 acres total with gated entrance and boundary enclosed. Situated in the heart of Ballyroney with a clear uninterrupted views of The Mourne Mountains to the rear. This property has the additional benefit of a double garage with two doors.

## 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)



## Directions

No 2 Morrisons Lane is located in Ballyroney Banbridge, approx 11 miles from Banbridge town centre, 6.7 miles to Castlewellan and 10 Miles to Newcastle. All local town and amenities within a 10 -15 minute drive.

