

**Ballynahinch Branch**

24 High Street  
Ballynahinch BT24 8AB  
**028 9756 4400**

**Downpatrick Branch**

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Downpatrick BT30 6LP  
**028 4461 2100**

**Banbridge Branch**

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Banbridge BT32 3JS  
**028 4062 2226**

**Carryduff Branch**

14B Ballynahinch Road  
Carryduff BT8 8DN  
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**General Enquiries**

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For any enquiry relating to  
this property, please contact

**Leanne Glover**

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**34 Oakdale  
Banbridge  
BT32 4RW**

**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 Family Home Approx 2200 Sq Ft
- Four First Floor Bedrooms, Master Ensuite
- Three Reception Rooms
- Open Plan Kitchen/Dining with Separate Utility Room
- Ground Floor W.C & First Floor Wet Room
- Oil Fired Central Heating
- Double Glazed Throughout
- EPC - TBC
- Chain Free Sale
- Viewing By Appointment Only

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		







Directions

No 34 Oakdale is situated on The Castlewellan Road Banbridge. Turn left after Iveagh Nursing Home into Oakdale, take the first left and No 34 is located on the right hand side.

Nestled in the charming town of Banbridge, 34 Oakdale presents an exceptional opportunity to acquire a delightful detached house, perfect for families seeking both space and comfort. This impressive property, built in 1994, boasts a generous 2,200 square feet of living space, providing ample room for relaxation and entertainment. Upon entering, you will be greeted by three well-appointed reception rooms, each offering a unique atmosphere for various activities, whether it be hosting guests or enjoying quiet family evenings. The heart of the home is undoubtedly the spacious kitchen, which seamlessly connects to the dining area, making it ideal for family meals and gatherings. The property features four generously sized bedrooms, ensuring that everyone has their own private sanctuary. The two bathrooms are thoughtfully designed, catering to the needs of a busy household while providing a touch of luxury. Set in a peaceful neighbourhood, 34 Oakdale is conveniently located near local amenities, schools, and parks, making it an ideal choice for families. The surrounding area offers a blend of tranquillity and accessibility, allowing residents to enjoy the best of both worlds. In summary, this detached house is a wonderful family home that combines spacious living with a prime location. With its well-designed layout and ample outdoor space, 34 Oakdale is sure to impress those seeking a comfortable and inviting residence in Banbridge. Do not miss the chance to make this lovely property your own

GROUND FLOOR

Bright entrance hallway with tiled flooring, leading into Lounge via double French doors, hard wood flooring & Gas fire inset along with stunning bay window. Second reception/Living Room to rear with double sliding patio doors, laminate flooring and fireplace again with gas fire inset. Dining room with carpet laid & front facing aspect. Open plan Kitchen/Dining Area with tiled flooring throughout and comprising modern fitted units with integrated Dishwasher, space for Cooker. Separate utility area again with range of units, stainless steel sink unit & access to the ground floor W.C.

FIRST FLOOR

Stairs & landing with carpet laid. Landing has access to all bedrooms and bathroom, also Hot Press. Bedroom one with carpet laid, built in wardrobes with benefit of the Ensuite. The ensuite is fully tiled comprising corner shower cubicle, W.C & wash hand basin with vanity beneath. Bedroom two another good sized room with carpet laid. Bedroom three also with carpet laid and rear view aspect. Bedroom four again with carpet laid and rear view aspect. Fully tiled wet room with walk in shower area, including hand rails, recessed lighting, W.C and was hand basin.

OUTSIDE

Small area of grass lawn to front and a good double tarmac driveway providing ample parking for the family. A few steps to the front door for those with mobility issues. To the rear you have a private fully enclosed garden with well maintained lawns and mature hedging. The rear garden is south east facing for those sun worshipers.

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)

