

## 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

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07703612260



38 Chinauley Park  
Banbridge  
BT32 4JL

Offers Over  
£285,000

## 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.

- Fabulous Family Home Approx 2000 Sq ft
- Four Double Bedrooms, Two with built in Wardrobes
- Three Reception Rooms Plus Sun Room
- Ground Floor Shower Room
- Spacious Kitchen with Breakfast Bar & Separate Utility Area
- First Floor Family Bathroom
- Gas Heating
- Sizeable Rear Garden with Ample Off Road Parking
- Full Cavity Wall Insulation Installed Around 2020
- Chain Free Sale - EPC 74 C

| 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 |         |           |





# 38 Chinauley Park

Banbridge, BT32 4JL



### Directions

Chinauley Park is located on The Castlewellan Road Banbridge, just a short 4 minute Drive or a 20 Minute walk to the Town Centre. Once entering Chinauley Park, take the second left, continue to the bottom of the road and NO 38 is nestled in the left hand corner site.

Nestled in the charming area of Banbridge, 38 Chinauley Park presents an exceptional opportunity to acquire a spacious property that combines comfort and practicality. This delightful property, built in 1988, boasts an impressive 2,000 square feet of living space, making it ideal for families or those seeking room to entertain. Upon entering, you will find four generously sized reception rooms, each offering a unique space for relaxation, dining, or social gatherings. The layout is thoughtfully designed to provide both privacy and an inviting atmosphere, perfect for modern living. The property features four well-appointed bedrooms, ensuring ample accommodation for family members or guests. With two bathrooms, morning routines and family life are made effortless, catering to the needs of a busy household. The property's age adds a touch of character, while its spacious design allows for personalisation and modernisation to suit your tastes. Set in a peaceful neighbourhood, 38 Chinauley Park is conveniently located, providing easy access to local amenities, schools, and transport links. This property is not just a house; it is a place where memories can be made and cherished for years to come. Whether you are looking to settle down or invest in a property with great potential, this home is certainly worth considering.

### GROUND FLOOR

Entrance hallway with reclaimed Canadian hard wood Oak flooring leading into Lounge again with hard wood flooring throughout, fire can be lit by removing cap before use. Formal Dining Room with laminate flooring leading on into perfectly placed Sun room with double patio doors to access the garden. Living Room with laminate flooring & lovely brick fireplace with open fire inset. Kitchen with tiled floor, recessed lights comprising Breakfast bar, integrated Dishwasher, Gas Hob with space for free standing Fridge Freezer. Utility Room with tiled flooring and plumbed for Washing Machine & space for Dryer. Ground Floor Shower room, fully tiled to include W.C, Wash hand basin and double shower enclosure. Previous garage slightly altered to allow the Shower room to be installed with partition wall providing storage area, can be easily removed.

### FIRST FLOOR

Stairs and landing carpeted providing access to the four great sized bedrooms, two with laminate flooring and two with carpet laid. Family Bathroom, fully tiled comprising four piece white suite to include Bath, W.C, Wash hand basin and corner shower cubicle.

### OUTSIDE

The property is situated in a corner private site with gated entrance, plenty of off road parking for all the family and guests. To the rear you have a fully enclosed and private garden area with paved patio area, perfect for outside dining, leading onto deck area, perfectly placed to get the evening sun and further grass lawn and paved 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)

