

## 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



67 Summerhill Brae  
Banbridge  
BT32 3LS

Offers In The  
Region Of £159,950

### 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.

- End Townhouse
- Three Bedrooms
- Chain Free Sale
- Spacious Lounge
- Fitted Kitchen with Separate Utility Area
- Ground Floor W.C
- First Floor Bathroom
- Off Street Parking
- Quiet Cul De Sac Location
- EPC -D 66

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		





# 67 Summerhill Brae

Banbridge, BT32 3LS



### Directions

No 67 Summerhill Brae is located off the Rathfriland Road Banbridge. After entering Summerhill, turn left onto Summerhill Brae continue past the first and second left turns and take the third left into a quiet cul de sac location and No 67 is on the left hand side.

Nestled in the charming area of Banbridge, 67 Summerhill Brae presents an excellent opportunity for those seeking a comfortable family home. This end-terrace house, built in 2007, offers a modern living experience within a well-established community. Spanning approximately 950 square feet, the property features a welcoming reception room that provides a perfect space for relaxation and entertaining guests. The house boasts three well-proportioned bedrooms, making it ideal for families or those looking for extra space. The bathroom is conveniently located, ensuring ease of access for all residents. The layout of the home is designed to maximise both comfort and functionality, catering to the needs of contemporary living. Situated in a desirable location, this property benefits from the amenities and services that Banbridge has to offer, including shops, schools, and recreational facilities. The surrounding area is known for its picturesque landscapes and friendly community atmosphere, making it a wonderful place to call home.

### GROUND FLOOR

Entrance hallway leading into spacious lounge with open fire and dual aspect windows. Leading on into Open plan Kitchen/Dining area with Vinyl flooring with range of units leaving space for washing machine or Dishwasher, Cooker and Fridge. There is a rear hall/Utility area which is plumbed for Washing Machine. Ground floor W.C accessed via back hallway also fitted with W.C and Wash Hand Basin.

### FIRST FLOOR

Stairs and landing both carpeted leading to three good sized bedrooms, all with carpet laid. Bathroom comprising Bath with Shower overhead, W.C and wash hand basin.

### OUTSIDE

Off road parking with grass lawn to the front of the property with access to rear fully enclosed good sized garden also laid in lawn.

### 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@ritchieclean.co.uk](mailto:laura.mcgeown@ritchieclean.co.uk)

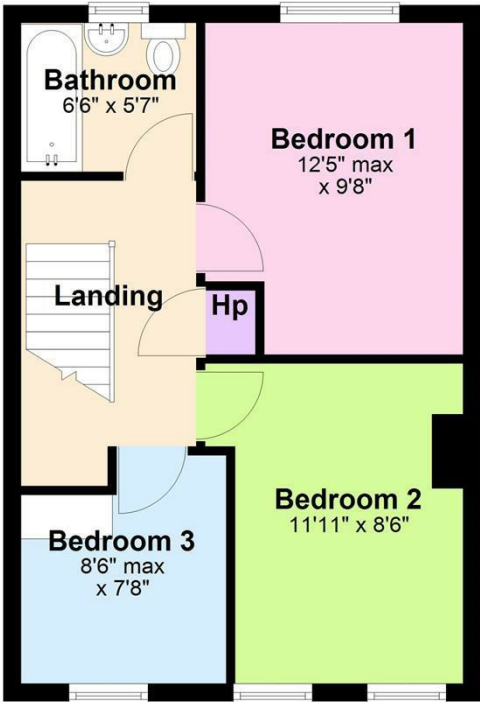
### CONTACT

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

Ground Floor



First Floor



67 Summerhill Brae, Banbridge