

QUINN

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For any enquiry relating to
this property, please contact

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40 Ballygowan Park
Banbridge
BT32 3AN

Offers Over
£125,000

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.

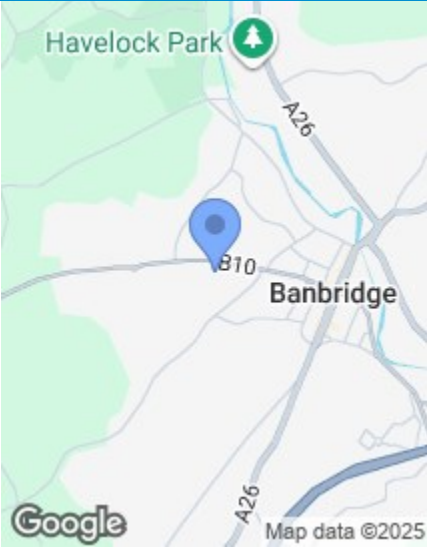
- End Terraced Home
- Three Good Sized Bedrooms all with Built In Wardrobes
- Spacious Lounge with Open Fire
- Modern Fitted Kitchen
- Open Plan Dining/Family Room Area
- Ground Floor W.C
- First Floor Shower Room
- Oil Fired Central Heating
- Low Maintenance Garden or Off Road Parking
- EPC - TBC

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		



40 Ballygowan Park

Banbridge, BT32 3AN



Directions

No 40 Ballygowan Park is located off The Edenderry Road Banbridge by turning into Granville Gardens and driving to the top of the development No 40 is on the left hand side. Parking & rear access which is accessed via the Ballygowan Park entrance to bring you to the back of the property. For viewings please use the front entrance.

Nestled in the charming area of Banbridge, 40 Ballygowan Park presents an excellent opportunity for those seeking a comfortable family home. This end terrace house, boasts a generous living space of 1,300 square feet, making it ideal for both relaxation and entertaining. Upon entering, you will find two inviting reception rooms that offer versatility for various uses, whether it be a cosy lounge or a formal dining area. The layout is designed to provide a warm and welcoming atmosphere, perfect for family gatherings or quiet evenings in. The property features three well-proportioned bedrooms, providing ample space for family members or guests. Each room is filled with natural light, creating a bright and airy feel throughout the home. The location of Ballygowan Park is particularly appealing, offering a peaceful residential setting while still being within easy reach of local amenities, schools, and transport links. This makes it an ideal choice for families or professionals looking for a balance between tranquillity and accessibility. In summary, 40 Ballygowan Park is a delightful end terrace house that combines space, comfort, and a prime location. With its three bedrooms, two reception rooms, it is well-suited for modern living. This property is not to be missed for those looking to make a house a home in the heart of Banbridge.

GROUND FLOOR

Entrance hallway with tiled flooring and under stair storage leading into Lounge with laminate flooring, large front window and open fire. Kitchen fitted with a good range of quality units with space for cooker, washing machine and free standing fridge freezer with tiled flooring. Open plan Dining/Family room with tiled flooring and plenty of space for entertaining. Rear hallway provides to the perfect place for the W. C/ storage.

FIRST FLOOR

Stairs & landing laid in carpet with a double Hot Press and two further storage cupboards on landing. Three great sized double bedrooms, all with built in wardrobes and laid in carpet. First floor Shower room with vinyl flooring, fully tiled walls, comprising Shower cubicle, W.C & Wash hand basin.

OUTSIDE

To the front you have an enclosed low maintenance garden with a few mature shrubs planted. Access to rear at side gate leading to a large concrete yard, again low maintenance with the added benefit of vehicular access with gates opening from residents car park behind.

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

CONTACT

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

