



## 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



116 Knockview Drive  
Tandragee  
BT62 2BL

Offers In The  
Region Of £169,950

### 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.

- Detached bungalow
- Three bedrooms
- Open Plan Kitchen/Dining area
- Two Reception Rooms
- Integral Garage
- Separate Utility Space
- Fully Paved Back Garden
- Private Parking
- EPC - TBC
- 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		





# 116 Knockview Drive

Tandragee, BT62 2BL



### Directions

Knockview Drive is situated on The Portadown Road Tandragee within a short walk to the Town centre, shops, schools etc.

Nestled in the charming area of Tandragee, this delightful detached bungalow at 116 Knockview Drive offers a perfect blend of comfort and convenience. With its spacious layout, the property features two inviting reception rooms, ideal for both relaxation and entertaining guests. The three well-proportioned bedrooms provide ample space for family living or accommodating visitors, ensuring everyone has their own sanctuary. The bungalow boasts a well-appointed bathroom, designed for both functionality and comfort. Its single-storey design not only enhances accessibility but also creates a warm and welcoming atmosphere throughout the home. The surrounding area is known for its picturesque views and friendly community, making it an excellent choice for families or those seeking a peaceful retreat. This property presents a wonderful opportunity for anyone looking to settle in a tranquil yet accessible location. With its generous living spaces and charming exterior, 116 Knockview Drive is a must-see for prospective buyers or renters seeking a delightful home in the heart of Tandragee.

### ACCOMMODATION

This charming bungalow opens into a welcoming kitchen and dining area with tiled flooring, solid wood units, and an integrated oven. The spacious living room features a beautiful herringbone wooden floor and a cosy woodburner, creating the perfect spot to relax. The property offers three well-presented bedrooms, all with wood-effect vinyl flooring. Bedroom one includes fitted wardrobes and enjoys views over the rear garden, while bedrooms two and three offer side and rear aspects. A second reception room with garden access provides versatile space, ideal as a family room or study. The shower room comprises a WC, hand wash basin, and a double shower enclosure

### OUTSIDE

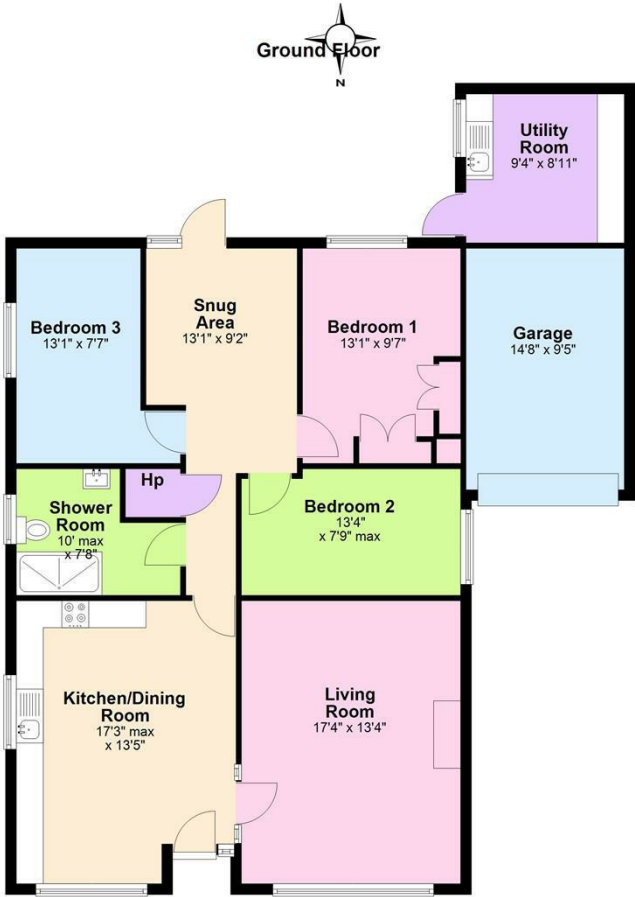
The property features a fully paved, south-facing rear garden with ample space for outdoor seating and direct access to the utility room. Low-maintenance stoned front garden providing an attractive and tidy approach to the property. The neat finish is complemented by well-defined pathways and borders, offering both kerb appeal and practicality

### 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)



116 Knockview Drive, Tandragee