

QUINN

Estate Agents

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Carryduff Branch

14B Ballynahinch Road
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General Enquiries

banbridge@quinnestateagents.com



For any enquiry relating to this property, please contact

Leanne Glover

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07703612260



27 Ballydown Heights
Banbridge
BT32 4GY

Offers In The
Region Of £245,000

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.

- Modern Semi Detached Home
- Built in 2016 & Approx 1480 Sq Ft
- Three Bedrooms, Master Ensuite
- Spacious Lounge with Stove Fitted
- Open Plan Kitchen/Dining Area with Patio Doors
- Separate Utility Room & Ground Floor W.C
- Mains Gas Heating
- Private Rear Garden
- Double Driveway
- EPC - B82

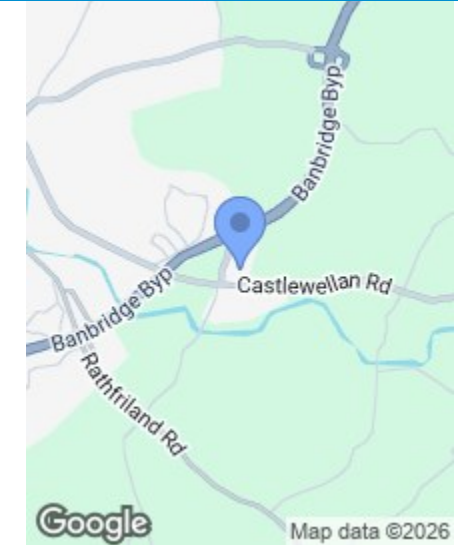
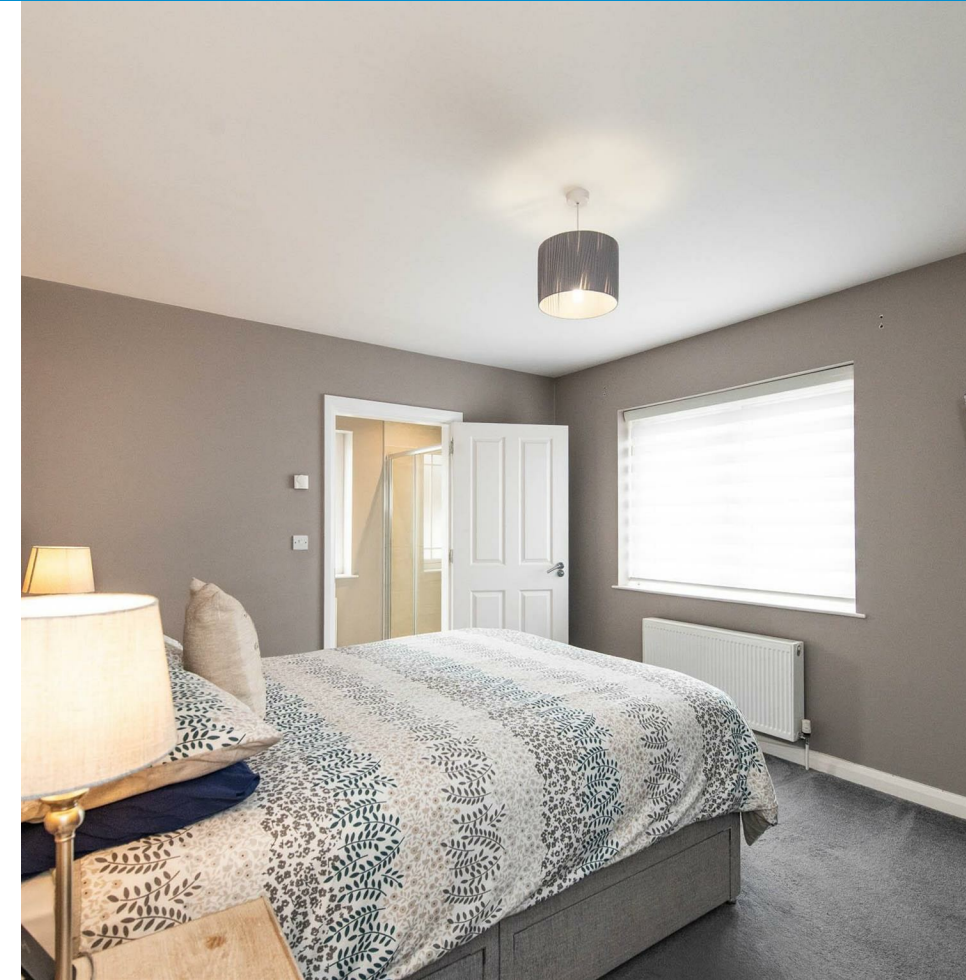
| Energy Efficiency Rating | | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | 82 | 82 |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |



27 Ballydown Heights

Banbridge, BT32 4GY

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Directions

Ballydown Heights is situated on The Castlewellan Road Banbridge within a short drive to the Town Centre and with convenient access to the A1.

Welcome to 27 Ballydown Heights, a charming semi-detached house located in the picturesque town of Banbridge. This delightful property, built in 2016, offers a modern living experience with a generous space of 1,480 square feet, making it an ideal home for families or those seeking extra room to breathe.

The house features three well-proportioned bedrooms, providing ample space for relaxation and privacy. Each room is designed to maximise comfort and functionality, ensuring that you can create your own personal sanctuary. The contemporary design and layout of the property reflect the quality of its construction, making it a desirable choice for those looking for a home that combines style with practicality.

Situated in a peaceful neighbourhood, 27 Ballydown Heights benefits from a friendly community atmosphere while still being conveniently close to local amenities. Residents can enjoy easy access to shops, schools, and recreational facilities, making it an excellent location for families and individuals alike.

This property is not just a house; it is a place where memories can be made and cherished. With its modern features and spacious layout, it is ready to welcome its new owners. If you are searching for a comfortable and stylish home in Banbridge, look no further than this exceptional semi-detached house.

GROUND FLOOR

Tiled entrance floor with access to the ground floor W.C. Living room with laminate wood flooring, bay window and perfectly placed Stove fitted with a spacious but cosy feel. Modern Kitchen units comprising integrated Fridge Freezer, GAs Hob, Oven, Dishwasher with added benefit of the centre island breakfast bar area. Kitchen is open plan to Dining space with tiled flooring, recessed lighting and double patio doors accessing the garden. Separate utility room with low level units and space for Washing Machine & Dryer with additional under stair storage area.

FIRST FLOOR

Stairs and landing with carpet laid, landing with linen closet & bedroom access. Bedroom one, great sized master with carpet laid and Ensuite. Ensuite comprising double Shower cubicle, wash hand basin with vanity and W.C with tiled flooring and recessed lighting. Bedroom two with carpet laid, another good

sized double Bedroom. Bedroom three with carpet laid and front facing aspect.

OUTSIDE

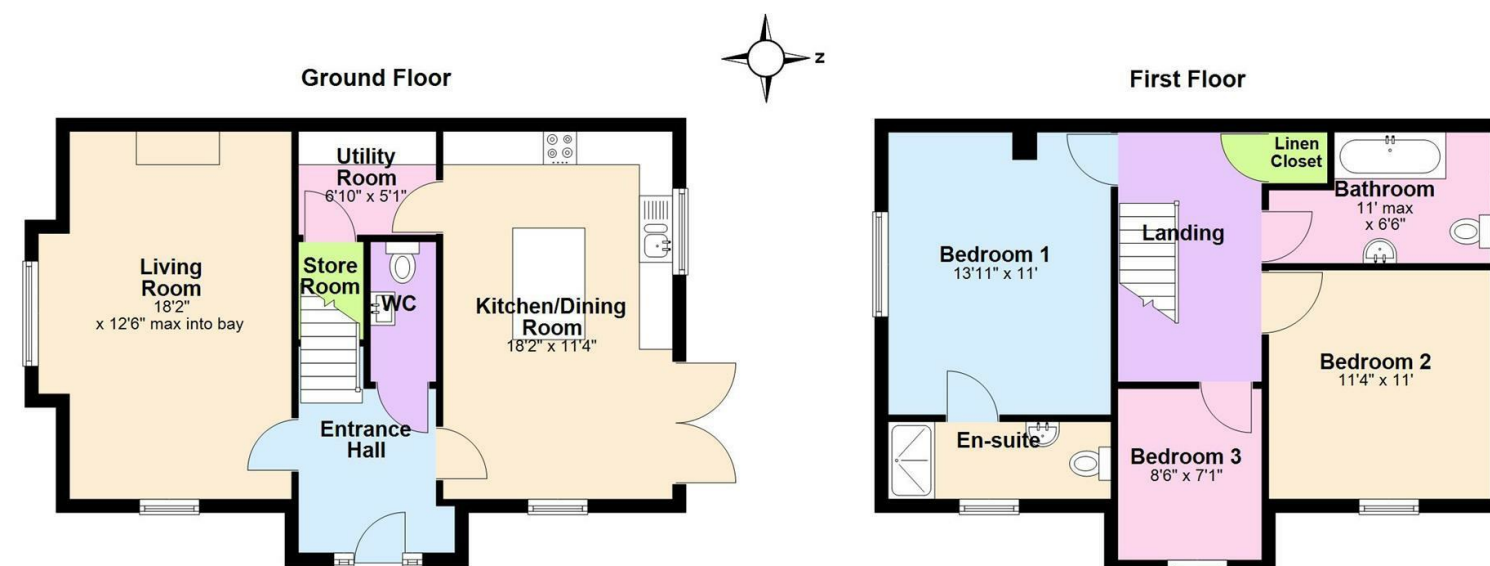
Situated on a quiet corner site with low maintenance exterior and double tarmac driveway. To the rear you have a fully enclosed, low maintenance and private garden.

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

CONTACT

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



27 Ballydown Heights, Banbridge