

# QUINN

Estate Agents

## Ballynahinch Branch

24 High Street  
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## Downpatrick Branch

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## Banbridge Branch

18 Bridge Street  
Banbridge BT32 3JS  
028 4062 2226

## Carryduff Branch

14B Ballynahinch Road  
Carryduff BT8 8DN  
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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



45 Castlewellan Road  
Banbridge  
BT32 4JF

Offers In The  
Region Of £175,000

### 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.

- Semi Detached Home
- Three First Floor Bedrooms
- Two Reception Rooms
- Fitted Kitchen with Space for Appliances
- Ground Floor Shower Room
- Detached Garage with Workshop & Car Port
- Great Sized Rear Garden
- Oil Fired Central Heating
- EPC - TBC
- Viewing Strictly 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			



# 45 Castlewellan Road

Banbridge, BT32 4JF



Directions

Nestled in the charming town of Banbridge, 45 Castlewellan Road presents an excellent opportunity for those seeking a semi-detached family home. This delightful property boasts a generous living space of 950 square feet, making it ideal for both relaxation and entertaining.

Upon entering, you are welcomed by two inviting reception rooms, perfect for hosting guests or enjoying quiet evenings with family. The layout is thoughtfully designed to maximise comfort and functionality. The three well-proportioned bedrooms provide ample space for rest and personalisation, catering to families of all sizes or those looking for extra room for guests or a home office.

The property features a well-appointed bathroom, ensuring convenience for daily routines. The semi-detached nature of the house offers a sense of privacy while still being part of a friendly community.

Located on Castlewellan Road, this home benefits from easy access to local amenities, schools, and parks, making it an ideal choice for families and professionals alike. With its blend of space, comfort, and a prime location, 45 Castlewellan Road is a property that should not be missed. Whether you are looking to buy your first home or seeking a new place to settle down, this residence offers a wonderful opportunity to create lasting memories.

## GROUND FLOOR

Entrance hallway leading into Lounge with laminate wood flooring, large front window with fireplace and electric fire inset. Following on into Dining area again with laminate flooring and double French doors to access the Kitchen. The Kitchen is fitted with a good range of high and low level units with space for Cooker, Washing machine & Fridge with fully tiled floor and part tiled walls. Fully tiled & ground floor Shower Room comprising corner shower, W.C & wash hand basin with vanity beneath.

## FIRST FLOOR

Stairs and landing laid with carpet. Three first floor bedrooms, all with carpet laid and Bedroom one comprising a built in wardrobe.

## OUTSIDE

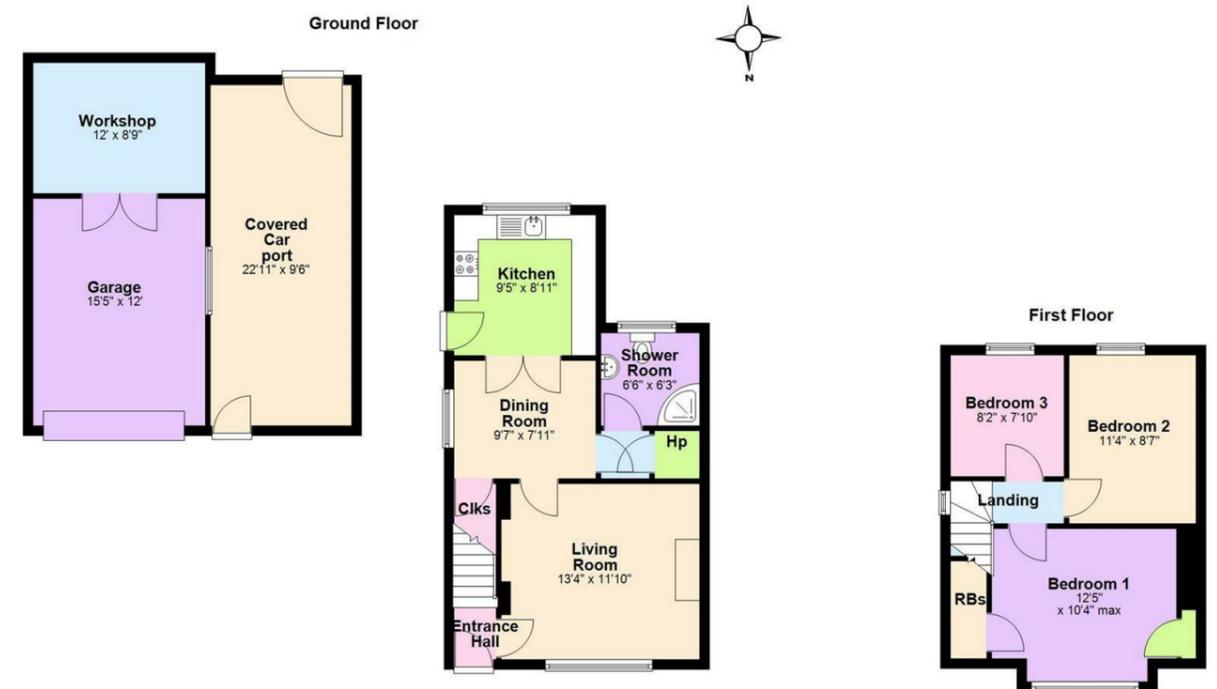
Fully enclosed front garden with gated entrance, tarmac driveway and well maintained grass lawn. To the rear you have a fully concreted parking area in front of detached garage with carport to the side. Beyond the garage you have an extensive rear garden.

## 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@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)



45 Castlewellan Road, Banbridge