

## 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



**8 Mount Pleasant**  
Banbridge  
BT32 4DD

**Offers Over**  
**£135,000**

### 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.

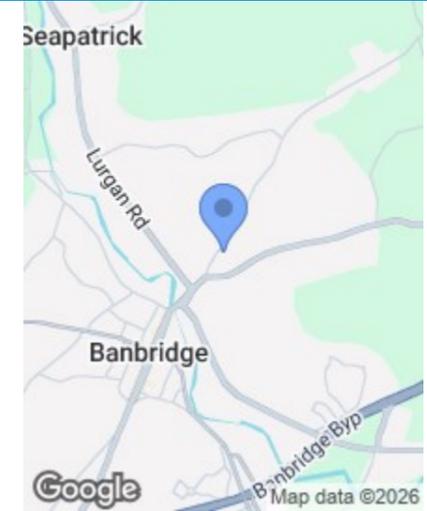
- End Terrace Home
- Two First Floor Bedrooms with Newly Fitted Carpets
- Spacious Lounge
- Fitted Kitchen with Space for Appliances
- Ground Floor W.C
- First Floor Bathroom
- Oil Fired Central Heating
- On Street Parking
- Great Sized Rear Garden
- EPC - D57

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	66
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



# 8 Mount Pleasant

Banbridge, BT32 4DD



## Directions

Mount Pleasant is situated on the Ballymoney Road Banbridge, just a short walk to the Town Centre.

Nestled in the charming town of Banbridge, 8 Mount Pleasant presents an excellent opportunity for first-time buyers or savvy investors. This delightful end terrace house, built between 1950 and 1959, boasts a generous living space of approx. 990 square feet, providing ample room for comfortable living.

Upon entering, you will find a welcoming reception room that serves as the heart of the home, perfect for relaxing or entertaining guests. The property features two well-proportioned bedrooms, ideal for a small family or as guest accommodation. The bathroom is conveniently located, ensuring practicality for everyday living.

Recently refreshed with a new coat of paint and some newly laid carpets, this home exudes a sense of modernity while retaining its classic charm. The thoughtful updates make it move-in ready, allowing you to settle in without the need for immediate renovations.

The location of Mount Pleasant is particularly appealing, offering a peaceful residential atmosphere while being within easy reach of local amenities, schools, and transport links. This property not only provides a comfortable living space but also represents a sound investment in a growing area.

In summary, 8 Mount Pleasant is a wonderful opportunity to own a charming home in Banbridge, perfect for those looking to take their first step onto the property ladder or for investors seeking a promising rental property. Do not miss the chance to view this delightful residence.

## GROUND FLOOR

Entrance porch leading to hallway with access to the ground floor W.C, comprising W.C and wash hand basin with tiled flooring. Living room with recently laid carpet, dual aspect windows and fireplace. Kitchen fitted with a good range of high and low level units with space for cooker, fridge freezer & washing machine. Rear hallway with under stair storage cupboard and back door access.

## FIRST FLOOR

Stairs and landing with carpet laid, Bedroom one & two both double bedrooms, again with recently laid carpet & bedroom two benefiting from fitted slide robes. Additionally you have a small third room which could be a home office or walk in wardrobe. Bathroom fitted with white three piece suite, comprising bath with shower overhead, wash hand basin & W.C.

## OUTSIDE

Outside you have layby parking just outside the front gate leading into an enclosed front and side garden laid in lawn. To the rear there is an extensive garden accessed across the right of way leading up the steps to a well maintained grass lawn with mature hedging providing great privacy for those coming summer months.

## 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)

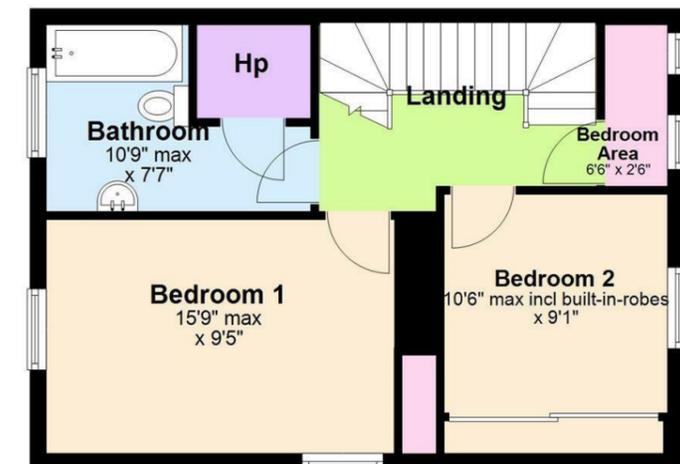
## CONTACT

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



## 8 Mount Pleasant, Banbridge