

# QUINN

Estate Agents

## 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

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07703612260



87 Rathview  
Banbridge  
BT32 4PY

Offers In The  
Region Of £249,950

### 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 Chalet Bungalow
- Potential of Five Bedrooms
- Spacious Lounge
- Open Plan Kitchen/Dining Area
- Separate Utility
- Ground Floor Bathroom & First Floor Shower Room
- Integral Garage
- Oil Fired Central Heating
- EPC - E54
- Approx 1910 Sq Ft Home

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		54	63
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





**Directions**

Rathview is situated on The Old Newry Road, Banbridge within a short 5 minute drive to the Town centre or approximately 20 minute walk.

Nestled in the charming town of Banbridge, 87 Rathview presents an exceptional opportunity to acquire a delightful detached chalet bungalow. This well-appointed residence, built in the early 2000s, boasts a generous living space of 1,910 square feet, making it ideal for families or those seeking ample room to entertain.

The property features a welcoming reception room that serves as the heart of the home, providing a comfortable space for relaxation and gatherings. With five spacious bedrooms, there is plenty of room for family members or guests, ensuring everyone has their own private sanctuary. The two well-equipped bathrooms add to the convenience of this lovely home, catering to the needs of a busy household.

Outside, the chalet bungalow offers parking for one vehicle, making it easy for residents and visitors alike. The surrounding area is known for its picturesque landscapes and friendly community, providing a peaceful retreat while still being within reach of local amenities.

**GROUND FLOOR**

Bright & Spacious entrance hallway with carpet laid. Living room with carpet laid with large front window, fireplace and Electric fire inset. Fitted kitchen with open plan dining with great range of units comprising eye level grill, oven with fitted Hob with spaces for a free standing Fridge Freezer and Dishwasher. Separate Utility Room with further range of units, stainless steel sink unit and space for Washing Machine with access to back garden and integral Garage. Fully tiled ground floor Bathroom comprising corner Bath, corner Shower cubicle, W.C & Wash hand basin with vanity beneath. Two further rooms on the ground floor which could be Bedroom four & five or fully adaptable to make make further reception rooms if required.

**FIRST FLOOR**

Carpet laid on stairs and landing with access to the Hot Press & leading to three first floor Bedrooms, all a great size along with first floor Shower Room comprising corner Shower cubicle, W.C & Wash hand basin with Skylight window.

**OUTSIDE**

Tarmac driveway with mature shrubs and grass area. To the side you have a nice grass lawn area and to the rear you have an elevated bank with mature shrubs and grass lawn.

**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)



87 Rathview, Banbridge