

QUINN

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For any enquiry relating to this property, please contact

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3 Edendell
Banbridge
BT32 3JJ

Offers In The
Region Of £179,950

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.

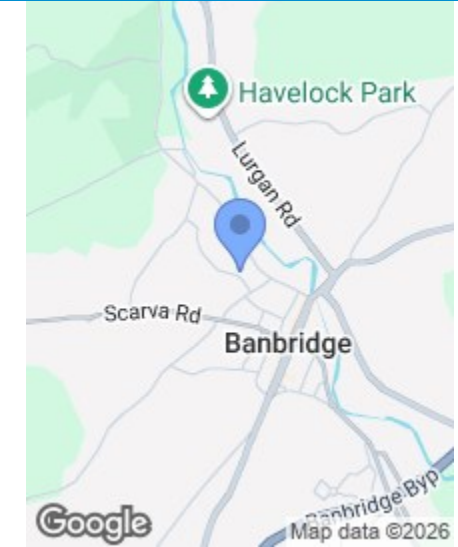
- Semi Detached Chalet Bungalow
- Four bedrooms, Two on Ground Floor
- Lounge with Open Fire
- Kitchen / Dining Area
- Ground floor Bathroom
- Detached Garage
- Patio Area
- Great Sized Garden & Parking
- Chain Free Sale
- EPC - TBC

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			



3 Edendell

Banbridge, BT32 3JJ



Directions

Nestled in the charming town of Banbridge, 3 Edendell presents an excellent opportunity for those seeking a comfortable and spacious home. This semi-detached bungalow, built between 1980 and 1989, offers a generous living space of 980 square feet, making it ideal for families or individuals looking for a peaceful retreat. The property boasts four well-proportioned bedrooms, providing ample space for relaxation and rest. The layout is thoughtfully designed to maximise both comfort and functionality, ensuring that every corner of the home is utilised effectively. The bungalow's single-storey design not only enhances accessibility but also creates a warm and inviting atmosphere. Situated in a friendly neighbourhood, 3 Edendell is conveniently located near local amenities, schools, and parks, making it an ideal choice for families. The surrounding area offers a blend of tranquillity and community spirit, perfect for those who appreciate a quieter lifestyle while still being close to essential services. This property is a wonderful canvas for personalisation, allowing new owners to infuse their style and preferences into the space. Whether you are looking to downsize, invest, or find your first home, this bungalow offers a unique opportunity to create lasting memories in a delightful setting.

GROUND FLOOR

Entering the property into a hallway with new carpet laid, leading into a Lounge with new carpet, double aspect windows and a fireplace with open fire. Two ground floor bedrooms benefitting from new carpet flooring gives an option of downstairs accommodation. The Kitchen complete with tiled flooring and a range of high and low level units, integrated fridge/freezer and oven/hob.

FIRST FLOOR

Two large upstairs bedrooms provide a great amount of space for family living.

GARAGE

The garage provides a great space for anyone wanting that little bit extra room, perfect for a home gym or storage, complete with a WC and wood burner. There is a large patio area and wrap around garden laid in grass. The front of the property offers off street parking.

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

CONTACT

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

