

# QUINN

Estate Agents

## Ballynahinch Branch

24 High Street  
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## Downpatrick Branch

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## Banbridge Branch

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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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2 Blackbridge Road  
Poyntzpass  
BT35 6QN

Offers In The  
Region Of £189,950

### 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.

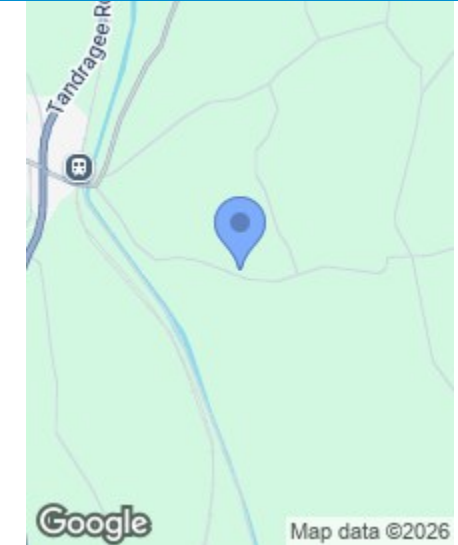
- Detached Bungalow Approx 1280 sq ft
- Four Bedrooms, Three with Built In Wardrobes
- Spacious Lounge
- Separate Dining Area
- Fitted Kitchen with Space for Appliances
- Fully Tiled Shower Room with W.C
- Separate W.C
- Oil Fired Central Heating
- EPC - TBC
- Detached Garage with Electric Door

| 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 |  |         |           |



# 2 Blackbridge Road

Poyntzpass, BT35 6QN



### Directions

2 Blackbridge Road is conveniently located to The Village centre within a short walk to local amenities, shops and school. From the village centre take Railway Street for a short distance then turn right on Blackbridge Road & No 2 is located on the left hand side.

Nestled in the charming village of Poyntzpass, this delightful detached bungalow at 2 Blackbridge Road offers a perfect blend of comfort and convenience. Spanning an impressive 1,260 square feet, this property boasts a spacious layout that is ideal for families or those seeking a peaceful retreat.

Upon entering, you are welcomed by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The bungalow features four well-proportioned bedrooms, providing ample space for rest and relaxation. The shower room is thoughtfully designed to cater to the needs of the household with separate W.C conveniently located also.

The property is set in a tranquil location, allowing for a serene lifestyle while still being within easy reach of local amenities. With ample parking available, convenience is at your doorstep.

This detached bungalow presents an excellent opportunity for those looking to settle in a picturesque area, combining the charm of village life with the comfort of a spacious home. Whether you are a first-time buyer or seeking to downsize, this property is sure to meet your needs. Do not miss the chance to make this lovely bungalow your new home.

### ACCOMMODATION COMPRISIES

Entrance hallway with carpet laid. Spacious Lounge with Fireplace and electric fire inset. Kitchen fitted with quality range of high and low level units with spaces for Cooker, Washing Machine & Fridge Freezer, open plan to Dining room with carpet laid and side view aspect. Bedroom one with rear view aspect and built in wardrobe & Wash hand basin. Bedroom two with carpet laid and built in wardrobe. Bedroom three another good sized room, again with built in wardrobe. Bedroom four, great sized fourth room conveniently situated next door to separate W.C comprising wash hand basin & toilet. Fully tiled Shower room comprising Shower cubicle, W.C & Wash hand basin.

### OUTSIDE

Situated on a private gated site with well maintained garden to

front and side with additional benefit of ample parking for multiple cars. Detached Garage with remote controlled door and the extra bonus of store room behind.

### 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](mailto: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](mailto:banbridge@quinnestateagents.com)



2 Blackbridge Road, Poyntzpass, Newry