

## 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

## General Enquiries

sales@quinnestateagents.com



For any enquiry relating to this property, please contact

Leanne Glover

leanne@quinnestateagents.com  
07703612260



35A Flough Road  
Banbridge  
BT32 3SU

Offers In The  
Region Of £330,000

### 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.

- 5 Year Old, Detached Family Home Approx 1800 Sq Ft
- Four Double Bedrooms, Two with Jack & Jill Style Ensuite
- Two Reception Rooms & Snug
- Spacious & Modern Open Plan Kitchen/Dining Room
- Separate Utility Area & Ground Floor W.C
- First Floor Family Bathroom
- Shared Laneway
- Spectacular Views
- EPC B 81
- Integral Garage & Solar Panel Hot Water System

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





# 35A Flough Road

Banbridge, BT32 3SU



Directions

Modern 1800 sq ft property comprising of four double bedrooms, two bedrooms with jack and jill type ensuite, first floor family bathroom, spacious living room, open plan kitchen/ dining, utility, ground floor W.C with snug area and sun room. Externally the property is access via a shared laneway with fully enclosed boundary fencing, grass lawn and provides great parking space. Situated on a very private site with rural views on the Flough Road Banbridge, Flough Road is just off the Castlewellan Road Banbridge and just a ten minute drive to Banbridge town centre. Viewing by appointment only.

## GROUND FLOOR

Tiled entrance hallway leading to lounge with wooden effect porcelain tiles, fitted with multi fuel stove and TV point. Extra snug or office space leading onto the sun room area with double patio doors leading outside. Kitchen area with tiled flooring throughout, fitted with a stunning range of high and low level units with a perfectly appointed breakfast bar centre island with sink inset. Kitchen also includes eye level oven, grill and integrated hob with extractor. Space for a double sized fridge freezer with recessed lighting throughout. Utility area with tiled floor with space for washing machine.

## FIRST FLOOR

Four double bedrooms with bedroom one and two sharing the jack and jill styled ensuite. Family bathroom fitted with bath, W.C, wash hand basin and tiled floor.

## OUTSIDE

Stunning setting with private rural views. Access via shared laneway with gravel driveway & ample parking.

## MORTGAGE ADVICE

If you require financial advice on the purchase of this property, please do not hesitate to contact Ritchie & McLean Mortgage Solutions on 028 9756 8541 alternatively email [donnan@ritchiemclean.co.uk](mailto:donnan@ritchiemclean.co.uk) or [laura@ritchiemclean.co.uk](mailto:laura@ritchiemclean.co.uk)

## CONTACT

If you require a viewing please get in contact via phone Leanne on 02840622226/07703612260 or email - [sales@quinnestateagents.com](mailto:sales@quinnestateagents.com)

