



### **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**

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07703612260



## 4 Pinley Park Banbridge BT32 3TX

## Offers In The Region Of £165,000

### 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.

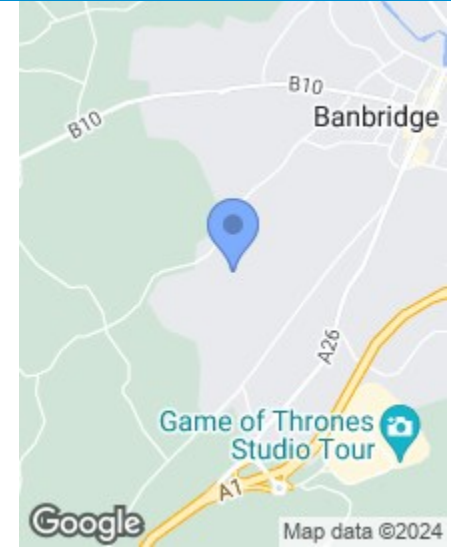
### Valuation/Mortgage Service

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.

- Semi Detached Home
- Three Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- Freshly Renovated Bathroom Suite
- Integral Garage
- Oil Fired Central Heating
- EPC -
- PVC Double Glazing
- Perfect First Time Purchase

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		30	
(1-20) G			
Not energy efficient - higher running costs			





**Directions**

Pinley Park is situated on the Ballygowan Road Banbridge approx 1.3 miles from the Town Centre. This would be a five minute drive or a 20 minute walk.

This well cared for semi detached villa is situated in a popular residential development off Ballygowan Road and convenient to the town centre, local schools and shops. The property comprises on the ground floor, living room open plan to dining room, modern kitchen and on the first floor three bedrooms and bathroom. Additionally the property benefits from an attached garage, oil fired central heating, pvc double glazing, front garden area and enclosed easily maintained patio area to rear. An excellent first time buy or investment and early viewing is recommended.

**GROUND FLOOR**

Inviting entrance hallway with under stair storage. Spacious lounge with open fire, bay window with carpet laid. Open plan through to dining area with another great sized window allowing lots of natural lighting into the rooms. Bright modern kitchen units with space for range gas cooker, space for dishwasher and additional recesses for washing machine, dryer, under counter fridge & freezer.

**FIRST FLOOR**

First floor landing laid in carpet with access to the bathroom and bedrooms. Bedroom one with carpet and front view aspect. Bedroom laid in carpet with rear view aspect. bedroom three a single room with carpet. The family bathroom has been recently renovated and finished immaculately with modern white four piece suite comprising free standing double ended bath, W.C, Wash hand basin with vanity beneath and a corner shower cubicle.

**OUTSIDE**

Off road parking for two cars on tarmac driveway leading to attached garage. Small front garden with some mature shrubs planted, very well maintained. To the rear you have a fully enclosed, deck area providing the ideal south facing sun trap for the 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 - [sales@quinnestateagents.com](mailto:sales@quinnestateagents.com)

