



# 12 Huntly Bungalows

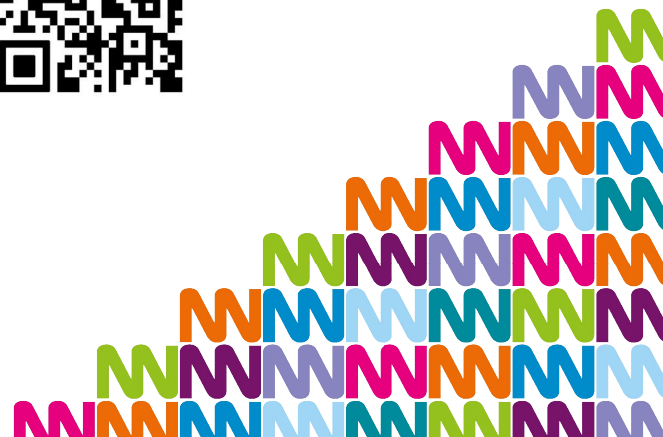
Banbridge  
BT32 3BW

Offers Over £85,000

- Cash Buyers Only
- Semi Detached Bungalow
- Newly Installed Oil Burner with 10 Year Warranty
- Recently Installed Neptune Shower Pod, W.C & Vanity
- Three Bedrooms, Two with Built In Wardrobes
- PVC Double Glazing with Remaining 8 Year Guarantee
- New Appliances such as Built In Oven, Hob, Extractor
- Newly Installed Interior Doors Throughout
- Freshly Installed Internal Blinds Throughout
- New LED Dimmable Ceiling Lighting Throughout



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	55	59
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			







Welcome to 12 Huntly Bungalows, a charming semi-detached bungalow located in the picturesque town of Banbridge. This delightful property offers a comfortable living space, perfect for families or those seeking a peaceful retreat.

Spanning an impressive 860 square feet, the bungalow features a well-appointed reception room that provides a warm and inviting atmosphere for relaxation and entertaining. The layout is thoughtfully designed, ensuring that every corner of the home is utilised effectively.

The property boasts three spacious bedrooms, each offering ample natural light and the potential for personalisation to suit your style. Whether you envision a serene master suite, a cosy guest room, or a functional home office, the possibilities are endless.

Completing this lovely home is a well-equipped bathroom, designed for both convenience and comfort. The semi-detached nature of the bungalow allows for a sense of community while still providing the privacy that many desire.

Situated in Banbridge, this property benefits from a tranquil setting, with local amenities, schools, and parks just a short distance away. The area is known for its friendly atmosphere and beautiful surroundings, making it an ideal place to call home.

### ACCOMODATION

On entering you are greeted with a bright spacious entrance hallway with laminate flooring, leading into open plan living, dining kitchen area again with stunning laminate flooring throughout. Kitchen fitted with integrated hob, oven & extractor with space for other appliances such as Fridge freezer, dishwasher & washing machine. Rear door leading to side and back garden. Three good sized bedrooms, all with laminate flooring and two with built in wardrobes. The shower room has been recently refurbished and installed with corner Neptune shower pod, W.C, electric mirror, wash hand basin with vanity beneath, tiled floor and Pvc wall panelling.

### LOCATION

Nestled in a corner site with a great sized garden with newly installed front garden fencing and gate. The side garden is south facing with a further area to rear. For those wanting the level living in a private location, this is ideal.

### CONTACT

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



For any enquiry relating to this property, please contact

**Leanne Glover**

leanne@quinnestateagents.com  
07703612260

### Ballynahinch Branch

24 High Street  
Ballynahinch BT24 8AB  
028 9756 4400

### Downpatrick Branch

15 Market Street  
Downpatrick BT3 06LR  
028 4461 2100

### Banbridge Branch

18 Bridge Street  
Banbridge BT32 3JS  
028 4062 2226

### General Enquiries

banbridge@quinnestateagents.com

Ground Floor



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.

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