QUINN
Estate Agents

Ballynahinch Branch

24 High Street
Ballynahinch BT24 8AB
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Banbridge Branch

18 Bridge Street
Banbridge BT32 3JS
028 4062 2226

Carryduff Branch

14B Ballynahinch Road
Carryduff BT8 8DN
028 9081 2422

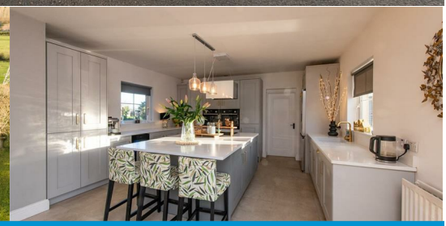
General Enquiries

banbridge@quinnestateagents.com

For any enquiry relating to
this property, please contact

Leanne Glover

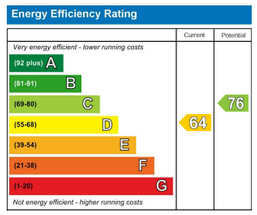
leanne@quinnestateagents.com
07703612260



17 Glen Road
Dromore
BT25 1JX

Offers In The Region Of £585,000

- Exceptional Detached Family Home Approx 2800 Sq Ft
- Situated on Approx 2.5 Acres
- Four First Floor Bedrooms, One with Ensuite
- Family Bathroom with Four Piece Suite
- Ground Floor W.C & Separate Utility Room
- Spacious Lounge with Patio Door
- Open Plan Kitchen/Dining/Living Area with Stove Fitted
- Perfectly Placed Sun Room
- Detached Garage with Loft/Home Office Space
- EPC - D 64



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.

quinnestateagents.com

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Dromore, BT25 1JX

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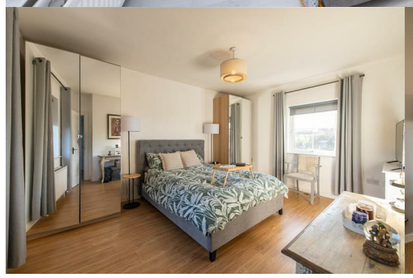
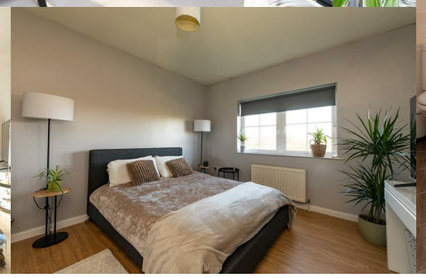
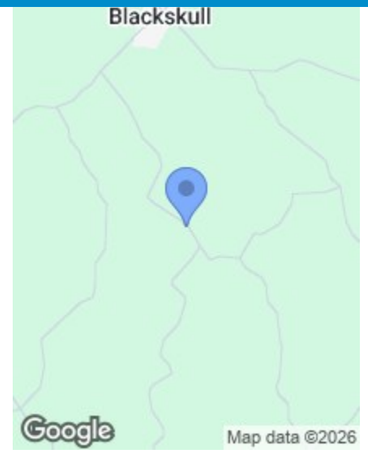






Directions

No 17 Glen Road is located approximately 10 mins or a 4 mile drive From Banbridge Town Centre. Accessible from the A1 Carriageway by taking the Graceystown Road or Skeltons Road, then onto Valley Road, then Glen Road. Dromore Town Centre is also within reach at 5.8 miles and an 11 minute drive.

Nestled in the charming area of Dromore, 17 Glen Road presents an exceptional opportunity to acquire a splendid detached house, built in 2004. Spanning an impressive 2,800 square feet, this property offers a generous living space that is perfect for families seeking comfort and style.
Upon entering, you will find two inviting reception rooms, ideal for both relaxation and entertaining guests. The layout of the home is thoughtfully designed, providing ample room for family gatherings or quiet evenings in. With four well-proportioned bedrooms, there is plenty of space for everyone to enjoy their own sanctuary. The two bathrooms ensure convenience for busy mornings and provide a touch of luxury for unwinding after a long day.
The property is situated in a desirable location, offering a peaceful residential atmosphere while still being within easy reach of local amenities. The surrounding area boasts a friendly community and is perfect for those who appreciate a blend of tranquillity and accessibility.
This house, constructed in 2004, combines modern living with a classic design, making it a wonderful place to call home. Whether you are looking to settle down or invest in a property with great potential, 17 Glen Road is a remarkable choice that should not be missed.

GROUND FLOOR

Stunning reception hallway with tiled flooring, under stair storage & ground floor W.C. Large lounge with hard wood flooring, gas fire inset and double patio doors accessing the garden. Spacious open plan entertaining area with Modern fitted Kitchen, breakfast bar with additional storage beneath & Hob, integrated Dishwasher, eye level Oven & Grill with integrated Fridge Freezer & Wine Cooler. Open plan to Dining & living space with another perfectly placed set of patio doors & multi fuel Stove fitted with Oak mantle above, leading on into the Sun Room. The full open plan space has been nicely finished with the same neutral floor tiling throughout. Separate Utility room with tiled flooring, modern units with space for Washing Machine, Dryer & access to back door.

FIRST FLOOR

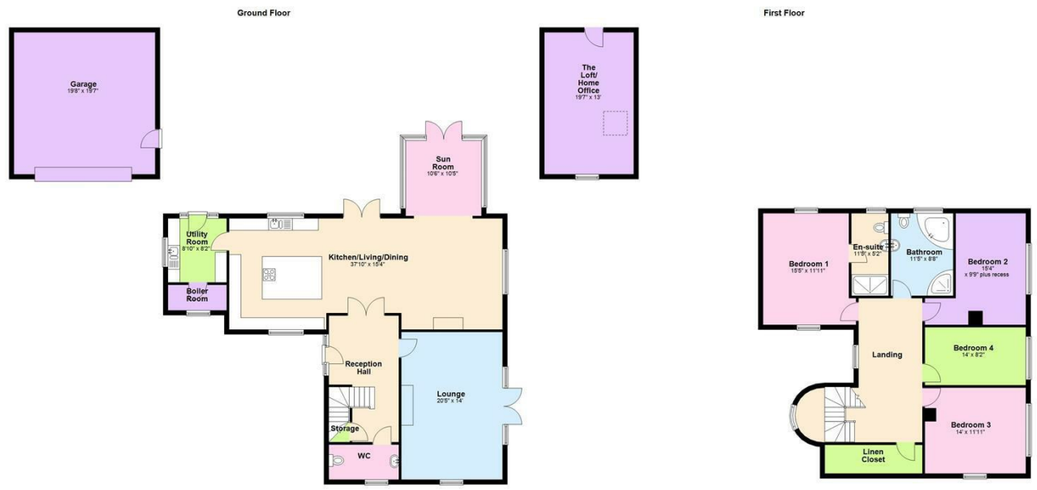
Solid U - Shaped staircase laid with carpet runners and laminate flooring leading to first floor landing with laminate flooring and access to the large Linen Closet and Bedrooms. Bedroom one with laminate flooring, dual aspect windows & Ensuite, comprising double shower cubicle, W.C and wash hand basin. Bedroom two with laminate flooring. Bedroom three again with laminate flooring and dual window aspect. Bedroom four, smaller bedroom of all but capable of holding a double bed as per photos. Family Bathroom, fully tiled to include corner bath, corner shower cubicle, W.C & wash hand basin.

OUTSIDE

Situated in a quiet rural area and approached via a private tarmac laneway and Avenue towards the house you have the field to the right included along with an extensive garden surrounding the home with detached garage to include loft/home office space above. Beautiful paved patio area accessed via Sun Room & open Plan Living Area or Utility with south facing aspect and the extra benefit of the Summerhouse to bottom of the garden, perfect little peaceful retreat to get away from busy family life. The total plot measures 2.5 Acres including field. Photo marking boundary in the photos.

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

CONTACT

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