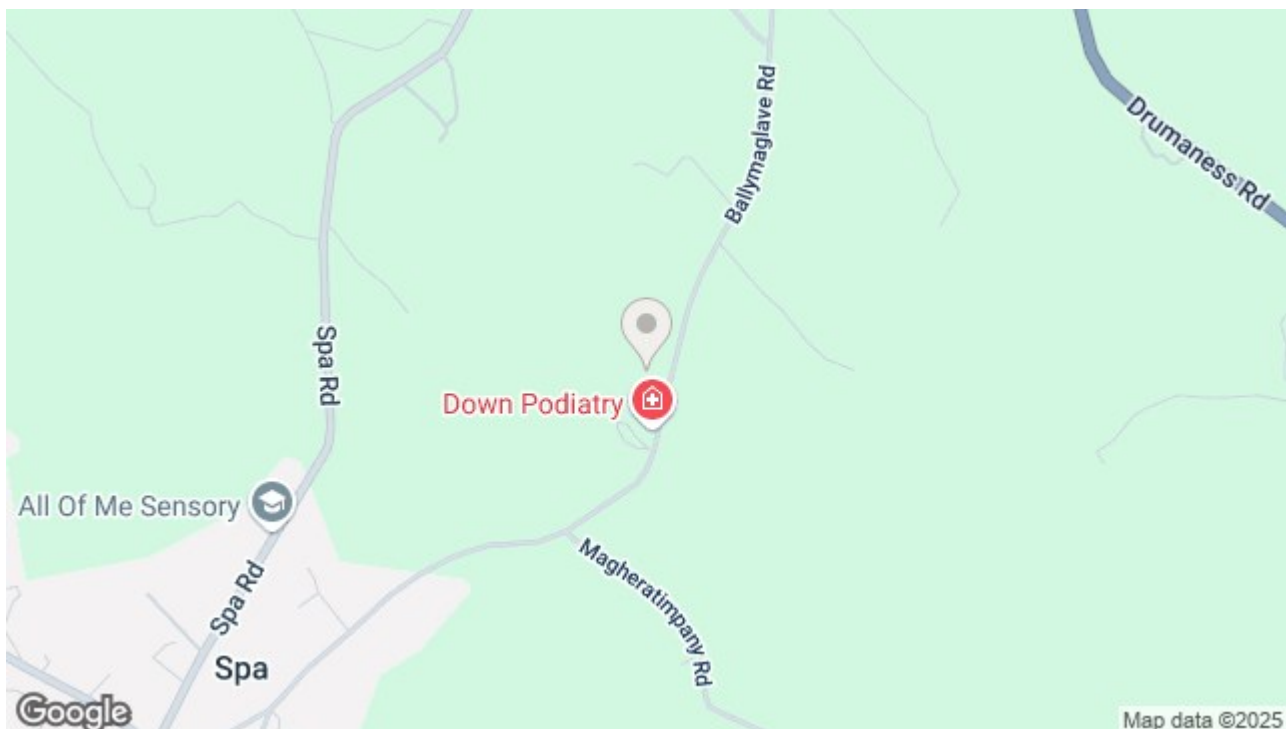




54 BALLYMAGLAVE ROAD, SPA, BALLYNAHINCH, DOWN, BT24 8QB



OFFERS AROUND £425,000



We are delighted to offer for sale this beautiful period style family home in "The Spa", a popular historic area, just outside Ballynahinch. The property is situated on an exclusive road surrounded by mature hedging and trees, and close to all the local amenities including the rugby club, golf club and local primary school and within easy commuting distance of Belfast and Lisburn. A bus stop is just a short walk away as well as Montalto Estate and the Millbrook Hotel.

The accommodation which is presented to a modern standard, comprises entrance hall, living room, dining room, kitchen/dining/living area open plan through to sitting room with double patio doors leading to paved patio area and cloakroom. On the first floor there are four bedrooms, two with ensembles and a family bathroom. The property is finished to a high standard throughout and ideal for the growing family.

The home further benefits from large family friendly gardens, laid out in lawn with mature shrubbery and trees and ample parking with access to a detached garage. There is a paved patio with feature well ideal for outside entertaining and wooden decked area for enjoying the garden views. With so much to offer in a popular location, we would definitely recommend early viewing.





## At a glance:

- Detached Family Home
- Family Bathroom
- Kitchen/ Living/ Dining
- Beautifully Presented Gardens
- Four Bedrooms (two with Ensuites)
- Three Reception Rooms
- Downstairs W/C
- Detached Garage

### Entrance Hall

6'7" x 6'0"

Composite glazed front door with glazed side windows leading into bright and spacious entrance hall with wooden flooring. Feature cornicing and paneling on walls.

### Living Room

18'9" x 12'0"

Bright living room with dual aspect windows. Feature fireplace, with wooden surround, decorative inset and granite heart.

### Dining Room

11'0" x 13'0"

Feature fireplace with wooden surround and tiled hearth.

### Kitchen/ Living/ Dining Room

27'1" x 13'0"

Solid wooden kitchen with a range of high and low rise units with granite work tops and Belfast sink. Recess for Aga style cooker with feature tiled splash back. Integrated dish washer and fridge/freezer. Island unit with wine rack and room for seating. Living area with wood burning stove and feature wooden over mantle. Door to rear. Tiled floor. Open plan through to sitting room.

### Sitting Room

14'3" x 9'0"

Double patio doors leading to paved patio area. Tiled floor.

### WC

4'6" x 2'9"

White suite encompassing low flush W/C and wash hand basin with tiled splash back. Tiled floor.

### Landing

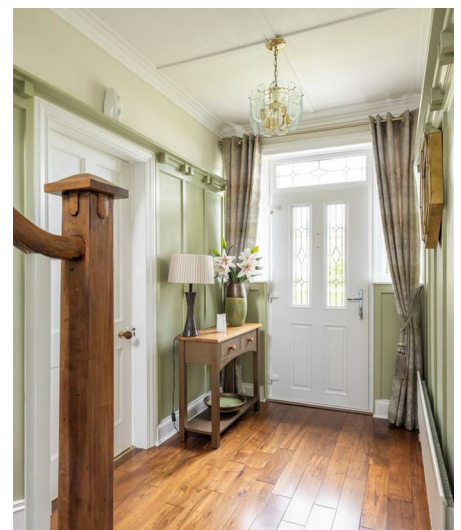
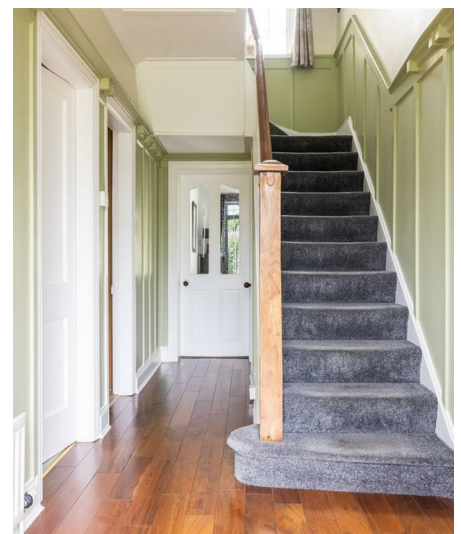
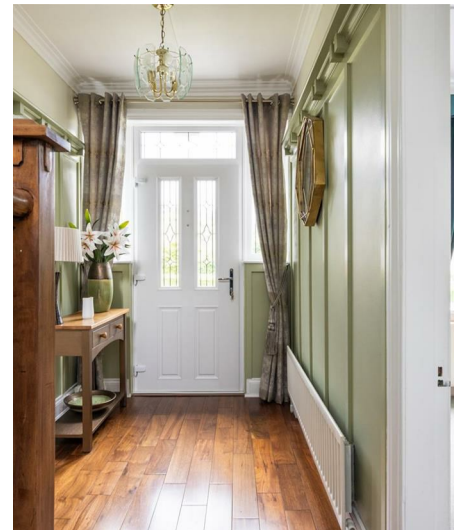
11'10" x 6'0"

Access to storage cupboard.

### Master Bedroom

16'7" x 13'2"

Rear facing.



### **En-suite**

White suite encompassing low flush W/C, vanity wash hand unit and shower. Fully tiled walls and floor. Towel radiator.

### **Bedroom Two**

12'4" x 12'10"  
Front facing. Feature fireplace.

### **En-suite**

7'7" x 3'4"  
White suite encompassing low flush W/C, wash hand basin and shower. Fully tiled walls and floor. Towel radiator.

### **Bedroom Three**

9'6" x 12'1"  
Dual aspect windows.

### **Bedroom Four**

8'8" x 12'1"  
Rear facing.

### **Bathroom**

White suite encompassing high flush W/C, wash hand basin, free standing bath and separate shower. Towel radiator. Tiled walls and floor.

### **Garage**

Up and over door; door to side. Power and light.

### **Store One**

14'0" x 25'0"  
Two windows to front, window to side, Up and over door.

### **Store Two**

Two windows to side, door.

### **OUTSIDE**

Approached via a tarmaced driveway with ample space for parking and access to a detached garage. Mature hedging and lawned area to the front with shrubbery. To the rear there is a paved patio area with feature well, ideal for outside entertaining and large lawned gardens with feature decked area all enclosed by mature trees and hedging. Access to stores.











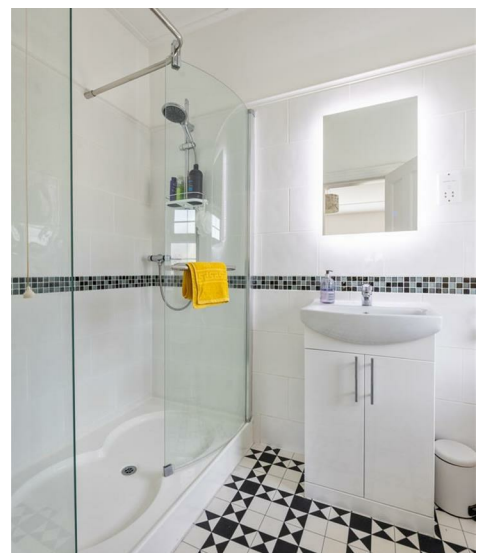

















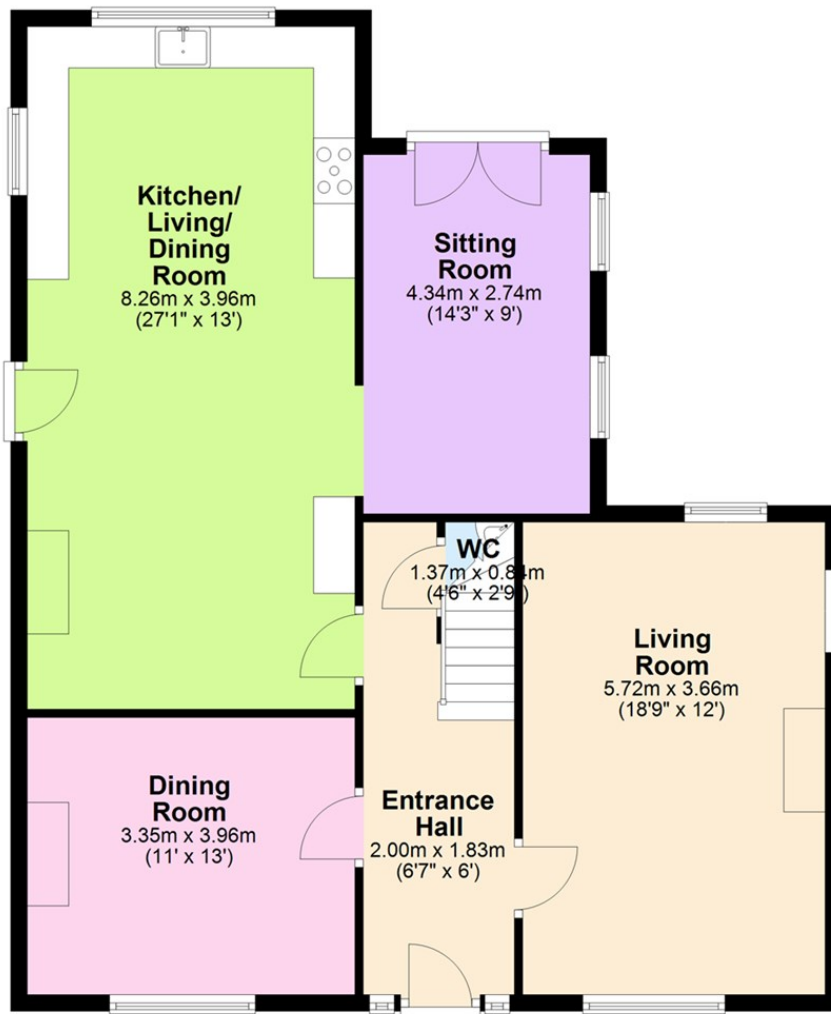




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	



## Ground Floor







Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 0289 756 1155.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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**PRS** Property  
Redress  
Scheme

**OFT**  
Approved code

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