

24 High Street
Ballynahinch
BT24 8AB

T 028 9756 4400

49 - 51 Market Street
Downpatrick
BT30 6LP

T 028 4461 2100

18 Bridge Street
Banbridge
BT32 3JS

T 028 4062 2226

Sales and lettings:
sales@quinnestateagents.com
rentals@quinnestateagents.com
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Ground Floor



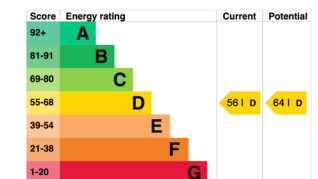
First Floor



**2 Marcevin Grove
Spa, Ballynahinch
BT24 8YY**

**Offers In Region Of
£350,000**

- Beautiful Detached Family Home
- Flexible Accommodation (Currently 4 Bedroom)
- Three Reception Rooms, Including;
- Separate Dining Room
- Large Open Plan Kitchen
- Fitted Utility Room
- Integral Garage
- Master Bedroom With Ensuite
- Beautifully Mature Gardens
- Viewing By Appointment



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We are delighted to receive instructions on the sale of this fantastic detached family home located in the Spa area of Ballynahinch.

Spa is just outside Ballynahinch and is a fantastic place to live and offers an excellent primary school, Spa Golf Club, Ballynahinch Ruby Club and the award winning Montalto Estate all nearby.

The property itself has been immaculately presented and can only truly be appreciated by an in-person viewing which can be arranged by contacting Jonathan in our Ballynahinch branch or by e-mailing jonathan@quinnestateagents.com

GROUND FLOOR

The ground floor of this property offers adaptable accommodation and the possibility of an additional ground floor bedroom if needed, (the additional room is used currently as a family snug). There is added benefit of a ground floor washroom with WC and useful storage via a spacious cloakroom. There is an impressive hand painted kitchen with ample space for everyday dining plus an additional dining room which is ideal for entertaining. The large living room with front aspect is warm and welcoming with the added benefit of a cosy open fire. The ground floor also consists of a utility room which also provides access to the integral garage.

FIRST FLOOR

The first floor also provides options for flexibility including an extra bedroom or study which is currently used as a dressing room by the current owners. The

additional space provides for four spacious bedrooms, including a master with ensuite and a built in wardrobe. A beautiful family bathroom with bath and separate shower cubical and the all important storage via a large linen closet complete the upstairs.

OUTSIDE

With any family home, it is important to have a space to relax and unwind. The very well maintained garden and decking areas of this home certainly do not disappoint and offer hugely private outside space not often found with properties located in small developments.

CONTACT

The sale of this property is managed by Jonathan from our Ballynahinch branch. Jonathan can be contacted in branch or by emailing jonathan@quinnestateagents.com



Terms & Conditions

Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by inspection of the property. None of the appliances or installations have been tested in anyway whatsoever. It is our recommendation that a purchaser should fully satisfy themselves by way of survey by an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room.

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.

