



A charming detached cottage in a delightful rural location providing easy commuting to Lisburn, Downpatrick and Newcastle and easy access to the M1 making Dublin and Belfast very accessible.

The property itself offers good sized family living with well-proportioned rooms. On entering the home, you are immediately struck by the welcoming, comfortable interior and with the open plan living/kitchen/dining and sun room having particular appeal.

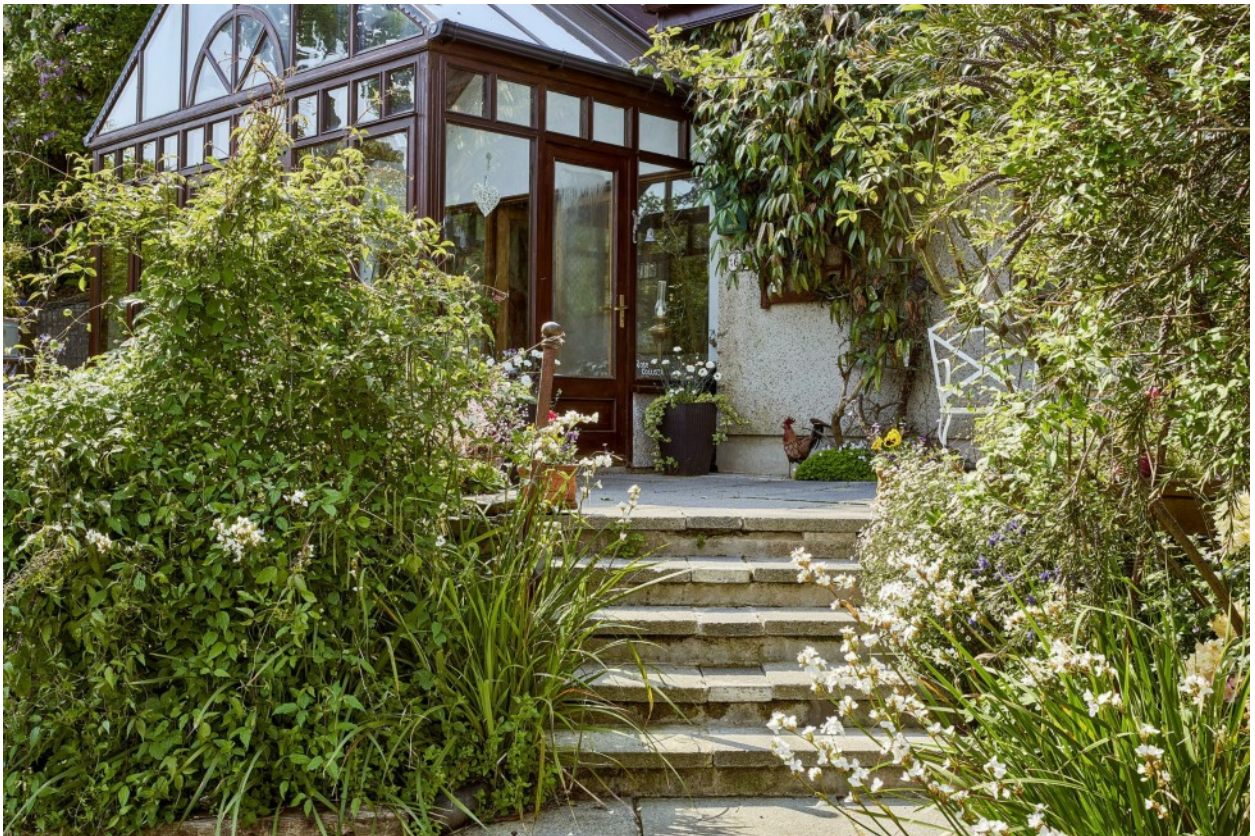
The mature gardens provide plenty of privacy with low maintenance lawns, patios and double garage all combine to create a great family home both inside and out.

Offers Around
£335,000

61 Spa Road,
BALLYNAHINCH,
BT24 8PT

Viewing by
appointment
through agent
028 9042 4747

- Charming detached cottage in a rural setting, yet convenient to many amenities
- Living room open plan to raised dining area and kitchen
- Separate utility room
- Lounge with wood burning stove
- Morning room with double doors to sun terrace
- Two ground floor bedrooms
- Bathroom
- Two first floor bedrooms, both with ensuites and spacious landing
- Oil fired central heating
- Mature gardens providing excellent privacy in easily maintained gardens and patio
- Detached double garage
- Easy commuting to Lisburn, Newcastle, Dublin and Belfast



The Property Comprises:

Ground Floor

ENTRANCE HALL: Oak flooring.



SUN ROOM/CONSERVATORY: 13' 1" x 8' 10" (4m x 2.7m) Tiled floor. Double doors to front gardens. Double glazed double doors to:



LIVING ROOM: 20' 4" x 13' 1" (6.2m x 4m) Open plan to raised dining area, oak flooring, vaulted ceiling. Open plan to:



Telephone 028 9042 4747
www.templetonrobinson.com

MODERN FITTED KITCHEN: 13' 9" x 11' 6" (4.2m x 3.5m) Excellent range of high and low level units with granite work tops. Franke one and a half bowl sink unit with mixer tap. Space for range cooker with extractor fan over, plumbed for dishwasher, part tiled walls. Tongue and groove ceiling with spotlights, ceramic tiled floor.



UTILITY ROOM: 9' 10" x 8' 2" (3m x 2.5m) Belfast sink unit, range of built-in cupboards. Plumbed for washing machine, ceramic tiled floor.

INNER HALLWAY: Built-in cupboard.

LOUNGE: 18' 4" x 11' 6" (5.6m x 3.5m) Carved wooden fireplace with wood-burning stove, slate hearth.



MORNING ROOM: 16' 5" x 12' 2" (5m x 3.7m) Glazed double doors to front terrace, oak wood strip flooring.



BEDROOM (3): 14' 5" x 12' 2" (4.4m x 3.7m) Vanity unit with wash hand basin.

BEDROOM (4): 11' 6" x 10' 10" (3.5m x 3.3m) Range of built-in robes.



Telephone 028 9042 4747
www.templetonrobinson.com

BATHROOM: Comprising tiled panelled bath, pedestal wash hand basin, low flush wc, heated towel rail, fully tiled walls, ceramic tiled floor.



First Floor

BEDROOM (1): 14' 5" x 12' 10" (4.4m x 3.9m) Range of built-in robes, window seat.

ENSUITE SHOWER ROOM: Shower cubicle with Mira shower, pedestal wash hand basin, low flush wc, oak strip flooring.



BEDROOM (2): 18' 4" x 11' 2" (5.6m x 3.4m)

ENSUITE SHOWER ROOM: Fully tiled shower cubicle, pedestal wash hand basin, low flush wc, ceramic tiled floor.

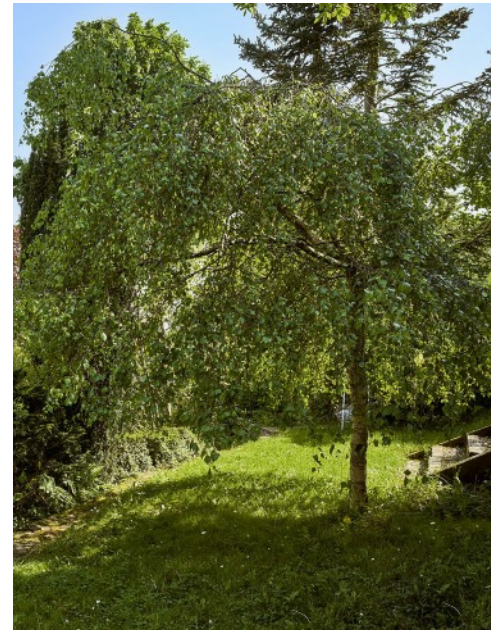


Outside

Tarmac driveway with private parking.

DOUBLE GARAGE: 18' 4" x 16' 1" (5.6m x 4.9m) Up and over doors.

Private good sized mature front, site and rear gardens in lawns, flowerbeds, paved patio.



Location:

Travelling out of Ballynahinch towards Newcastle take a right to Spa. Travel approximately 3/4 mile. No. 61 is on the right hand side.



North Down - 028 90 42 4747
 Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
www.templetonrobinson.com



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.