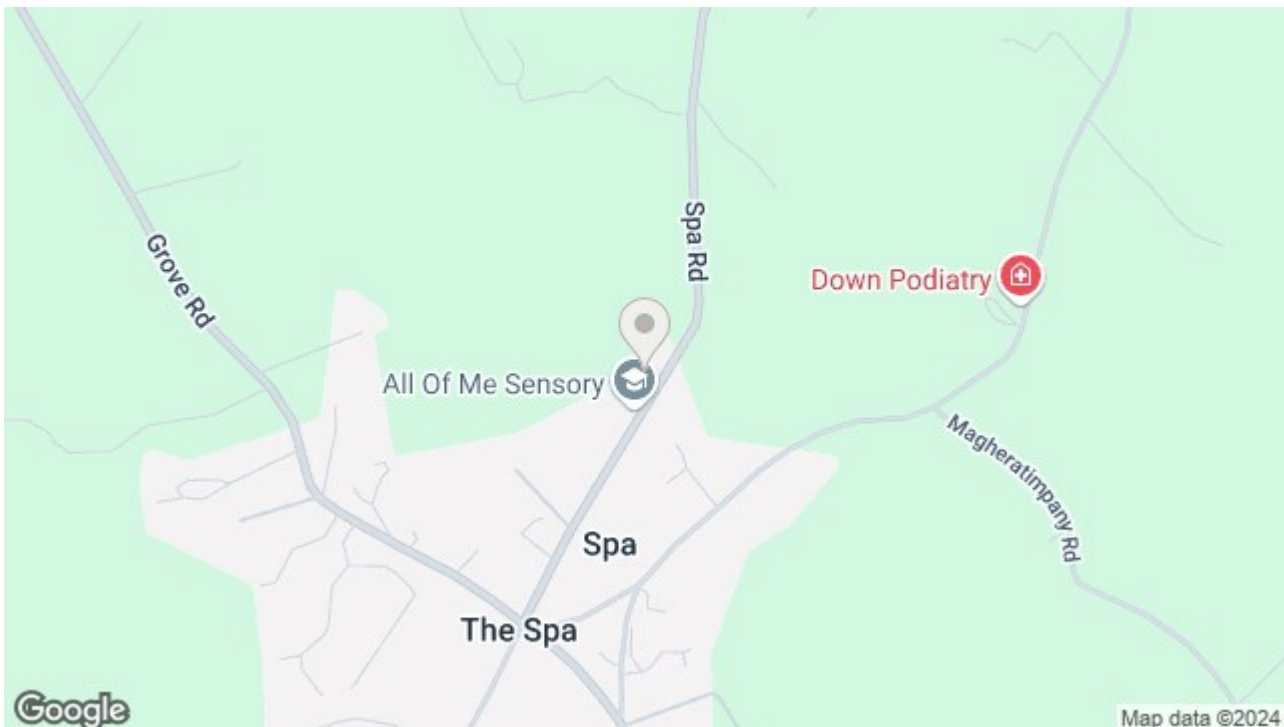




53 SPA ROAD, SPA, BALLYNAHINCH, DOWN, BT24 8PT



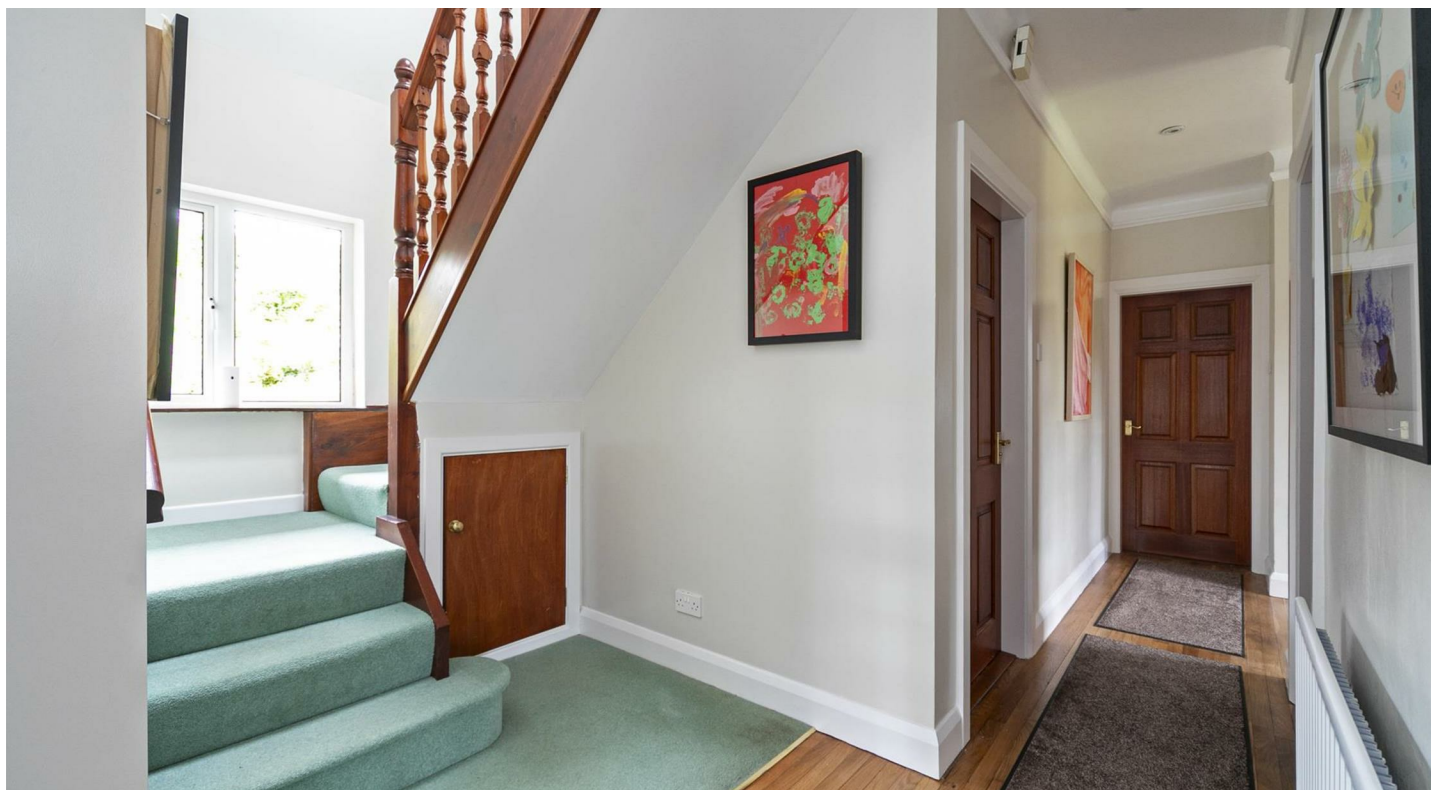
OFFERS OVER £309,950



We are pleased to offer for sale this much admired property on the Spa Road, just outside Ballynahinch.

The property is situated on a large elevated site with views over the surrounding countryside. The property's flexible accommodation comprises of entrance porch, entrance hall, living room, sitting room/bedroom four, large kitchen with dining area and a further three bedrooms, including master bedroom with ensuite and a family bathroom. Outside the property further benefits from a large garage and elevated well presented gardens laid out in lawns with an array of mature plantings, private patio area ideal for outside entertaining and fantastic views over the surrounding countryside from the rear of the property.

Property in this area has sold well in recent times so early viewing is advised.



## At a glance:

- Detached Bungalow
- Two/ Three Receptions
- Large kitchen/ dining area
- Large garage
- Popular location
- Three/ Four Bedrooms
- Master bedroom with ensuite
- Family bathroom
- Well presented gardens
- Elevated site

### Entrance Porch

3'8" x 4'10"

Solid wooden glazed front door into entrance hall.

### Entrance Hall

4'8" x 6'7"

Bright and spacious entrance hall with solid wood flooring.

### Living Room

14'9" x 14'3"

Bright living room with bay window and feature cornicing. Wood burning stove with slate hearth and feature over wooden mantle beam.

### Kitchen/Dining Room

12'3" x 11'7"

Range of high and low level units with integrated sink and drainer and tiled splash backs. Integrated oven and hob. Recess for fridge/freezer. Open plan through to:

### Dining Area

12'3" x 7'8"

Open plan from kitchen. Double doors to rear. Solid wood flooring and feature cornicing.

### Sitting Room/ Bedroom

#### Four

14'6" x 13'6"

Fireplace with surround and mantle. Bay window and feature cornicing. Possible fourth bedroom.

#### Bedroom Two

12'0" x 14'3"

Side facing.

#### Bedroom Three

10'9" x 9'0"

Front facing. Currently used as an office.

#### Bathroom

8'8" x 10'1"

New fitted modern and contemporary white suite encompassing free standing roll top bath, walk in shower, vanity wash hand basin and low flush W/C. Towel radiator.

#### Landing

First floor. Access to roofspace.

#### Walk in Wardrobe

#### Master Bedroom

14'1" x 14'3"

Two skylights.

#### En-suite

6'7" x 5'9"

Suite comprising low flush w.c, wash hand basin and bath. Tiled walls.





## **Garage**

Up and over door. Power and light.

## **Garden**

To the front is a large garden laid out in lawn with an array of mature plantings. Ample space for off road parking and access to garage.

To the rear is a raised garden laid out in lawns with mature plantings and fantastic views over the surrounding countryside. Patio area ideal for outside entertaining.

## **Other Specifications**

New oil condenser boiler.



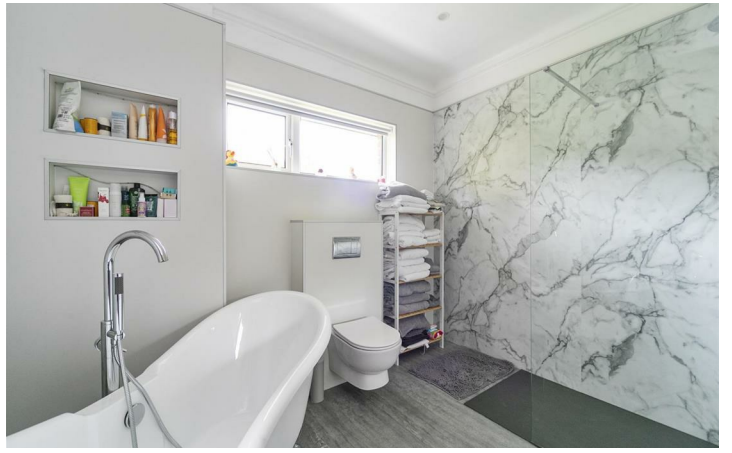




























Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	<b>67</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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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