



# 78 Grove Road

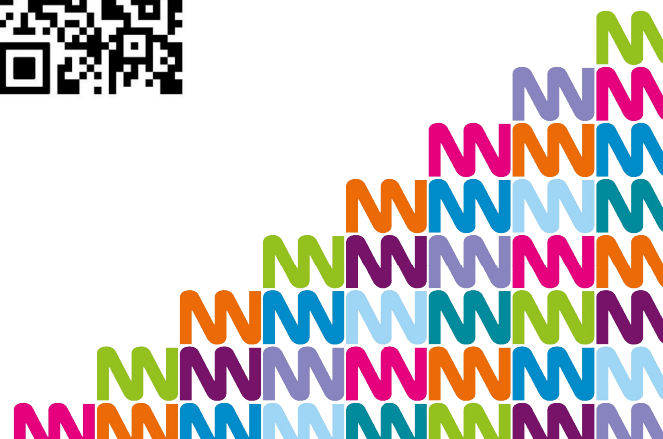
Spa  
BT24 8PW

Offers In The Region Of  
£265,000

- Unique Country Home
- Desired Location
- Three Bedrooms, with Separate Dressing Room
- Kitchen & Dining Area
- Adaptable Accomadation
- Excellent Storage Throughout
- Mature Enclosed Rear Garden
- Ample Parking
- Detached Garage
- Chain Free Sale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		57
(39-54)	E	37	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			







78 Grove Road presents a unique opportunity to own a house with character and charm. As you step inside, you'll be greeted by a home that retains many period features, adding a touch of history and elegance to the modern amenities. The desired location ensures peace and tranquillity, while the enclosed rear garden provides a private retreat, with a detached garage and ample parking, convenience is at your doorstep.

What sets this property apart are the many hidden features waiting to be discovered during your private viewing. From secret nooks to unexpected surprises, this house allows for flexible living and endless possibilities to make it your own.

Don't miss out on the chance to own a piece of history in the idyllic hamlet of Spa. Book your viewing today and unlock the potential of this charming home.

### Accommodation

The property comprises main entrance into the kitchen/dining area with storage, a tiled floor throughout and original fireplace that benefits from a back boiler. A modern kitchen with gas stove, integrated fridge/freezer and recess for a dishwasher. The kitchen area provides access to the pantry and exterior door to the rear garden. Also on the ground floor there is a spacious lounge with wood burning stove and access to, two smaller rooms that offer adaptable accommodation. The first floor is split level with two bedrooms, a dressing room, shower room and separate WC. The second floor offers a sizeable bedroom with built in robes and storage area.

### Location

Situated in the historical hamlet of spa just outside Ballynahinch market town, this unique home is located perfectly for access to all required amenities in the local area and also for those who wish to commute to work in neighbouring towns.

### Contact

To book a private viewing contact Carrie on 02897564400 or email - sales@quinnestateagents.com

### Mortgage Advice

If you require financial advice on the purchase of this property, please do not hesitate to contact Laura McLean from Ritchie & McLean Mortgage Solutions on 07731435310 or email Laura on laura@ritchiemclean.co.uk



For any enquiry relating to this property, please contact

**Carrie Mackin**

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### Ballynahinch Branch

24 High Street  
Ballynahinch BT24 8AB  
028 9756 4400

### Downpatrick Branch

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Downpatrick BT3 06LR  
028 4461 2100

### Banbridge Branch

18 Bridge Street  
Banbridge BT32 3JS  
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### General Enquiries

ballynahinch@quinnestateagents.com



78 Grove Road, Spa

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.

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