



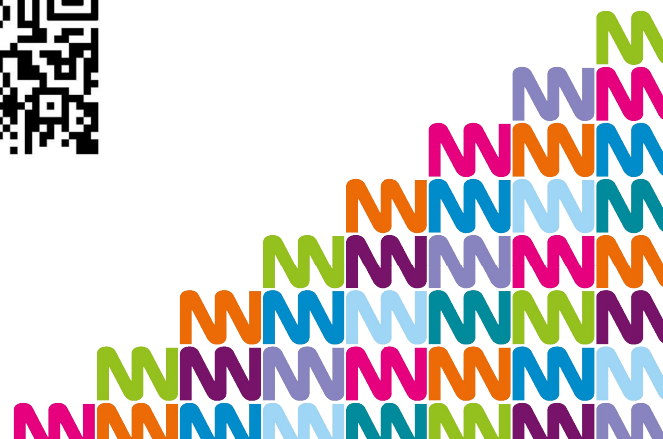
**31 Dunmore Road**  
Spa  
BT24 8PR

**Offers Over**  
**£200,000**

- Spacious Detached Home
- Three Bedrooms
- Master Ensuite and Dressing Room
- Separate Dining Room
- Utility Room
- Garage
- Prime Location
- Chain Free Sale
- Call Carrie 02897564400
- Email [sales@quinnestateagents.com](mailto:sales@quinnestateagents.com)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		33	46
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			







We are delighted to bring to the market this conveniently located detached home in the historical hamlet of Spa.

A deceptively spacious home with undisturbed views of the surrounding countryside. A keenly priced property that will appeal to many, with some modernisation to make a stunning home..

To schedule a private viewing appointment please call Carrie in our Ballynahinch branch on 02897564400 or alternatively email any enquiries to [sales@quinnestateagents.com](mailto:sales@quinnestateagents.com).

### Accommodation

Offering a spacious main lounge to be enjoyed by the whole family. A kitchen with integrated hob and oven, dining room and separate utility room. The master bedroom is a fantastic sized room complemented by a dressing area and En-suite facility. This En-suite includes a walk-in shower, a WC and a vanity wash hand basin. The ground floor is completed with bedroom two and the family bathroom. The first floor is accessed by the lounge and offers a spacious landing and third bedroom with excellent storage.

### Location

Positioned in a prime spot in the popular Spa area, this home offers the quiet sanctuary of country living whilst still be close to local amenities and commuter links.

### Contact

The sale of this property is looked after by Carrie from our Ballynahinch branch. Carrie can be contacted on 02897564400 or by emailing [Carrie@quinnestateagents.com](mailto:Carrie@quinnestateagents.com)

### Mortgage Advice

If you require financial advice to buy this property, we are more than happy to recommend Laura McClean from Ritchie & McClean Mortgage Solutions. Laura can be contacted on 07731435310



For any enquiry relating to this property, please contact

**Carrie Mackin**

[carrie@quinnestateagents.com](mailto:carrie@quinnestateagents.com)  
07803626095

### Ballynahinch Branch

24 High Street  
Ballynahinch BT24 8AB  
028 9756 4400

### Downpatrick Branch

15 Market Street  
Downpatrick BT3 06LR  
028 4461 2100

### Banbridge Branch

18 Bridge Street  
Banbridge BT32 3JS  
028 4062 2226

### General Enquiries



31 Dunmore 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.

**QUINN**  
Estate Agents

[quinnestateagents.com](http://quinnestateagents.com)