



### **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**

ballynahinch@quinnestateagents.com



For any enquiry relating to this property, please contact

**Carrie Mackin**

carrie@quinnestateagents.com  
07803626095



**51 Spa Road**  
Spa, Ballynahinch  
BT24 8PT

**Offers In The Region Of**  
**£369,950**

### **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.

- Elevated Site with Undisturbed Views
- Five Bed Detached Home
- Double Garage with WC
- Two Reception Rooms
- Sunroom with Underground Heating
- Open Plan Kitchen/Dining/Living Area with Wood Burning Stove
- Ground Floor Bedroom with Ensuite
- Ground Floor Bathroom and Wet Room
- To Include Solar Panels
- Paddock To Rear of the Property

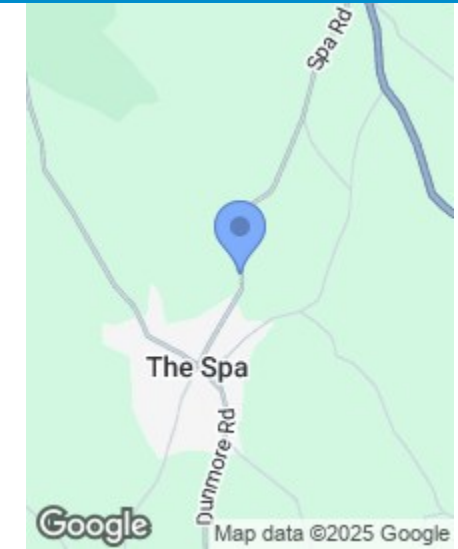
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	66
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



# 51 Spa Road

Spa, Ballynahinch, BT24 8PT

**QUIN**  
Estate Agents



## Directions

From Ballynahinch Town Centre at the roundabout, take the 1st exit onto Church St/A24, taking the first road on the right, Spa Road. Follow the road for approximately for 1 mile and 51 Spa Road will be located on your right.

Located in the sought-after Spa area of Ballynahinch, this charming bungalow presents an exceptional opportunity for those seeking a tranquil lifestyle without sacrificing convenience. Positioned in a prime location, the property boasts elevated views that provide a serene backdrop.

This spacious home features five well-proportioned bedrooms, including two located on the first floor, one of which benefits from an ensuite bathroom. The flexible accommodation allows for various living arrangements, making it an ideal choice for families or those looking to create their dream home.

With commuter links, local amenities and Montalto Estate offering heritage, natural beauty, nature walks and much more just a stone's throw away, this bungalow perfectly balances the peace of country living with the practicality of modern life. Whether you envision a family home or a peaceful retreat, this property is ready to be transformed into your ideal sanctuary.

## ACCOMADATION

Boasting flexible accommodation over two floors, this home comprises to the ground floor, integral porch, bright entrance hall, lounge with open fire, family room, kitchen which can also be accessed from the family room. The kitchen benefits from a range of high and low level units, with integrated dishwasher and fridge freezer, integrated oven with gas hob, centre island and finished with granite worktops and backsplash. From the kitchen you can access the utility room, linen closet and Sunroom with double aspect doors to the garden. Leading back into the hall on the ground floor there are three sizeable bedrooms, two benefiting from ensuite/wet room facilities, bathroom and cloakroom. The first floor accommodation boasts open middle landing, store room and two further bedrooms with storage, one which has ensuite facilities.

## OUTSIDE

The exterior of the property is equally impressive, with a sweeping driveway that leads to a double garage, providing ample parking and storage space. The gardens, laid in lawn both to the front and rear, offer a delightful outdoor space for recreation or gardening enthusiasts. Additionally, the rear paddock presents a unique opportunity for those interested in keeping animals or simply enjoying the open space.

## CONTACT

To book your private viewing please contact Carrie on 02897564400/07803626095 or email - [ballynahinch@quinnestateagents.com](mailto:ballynahinch@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](mailto:laura@ritchiemclean.co.uk)



51 Spa Road, Spa, Ballynahinch