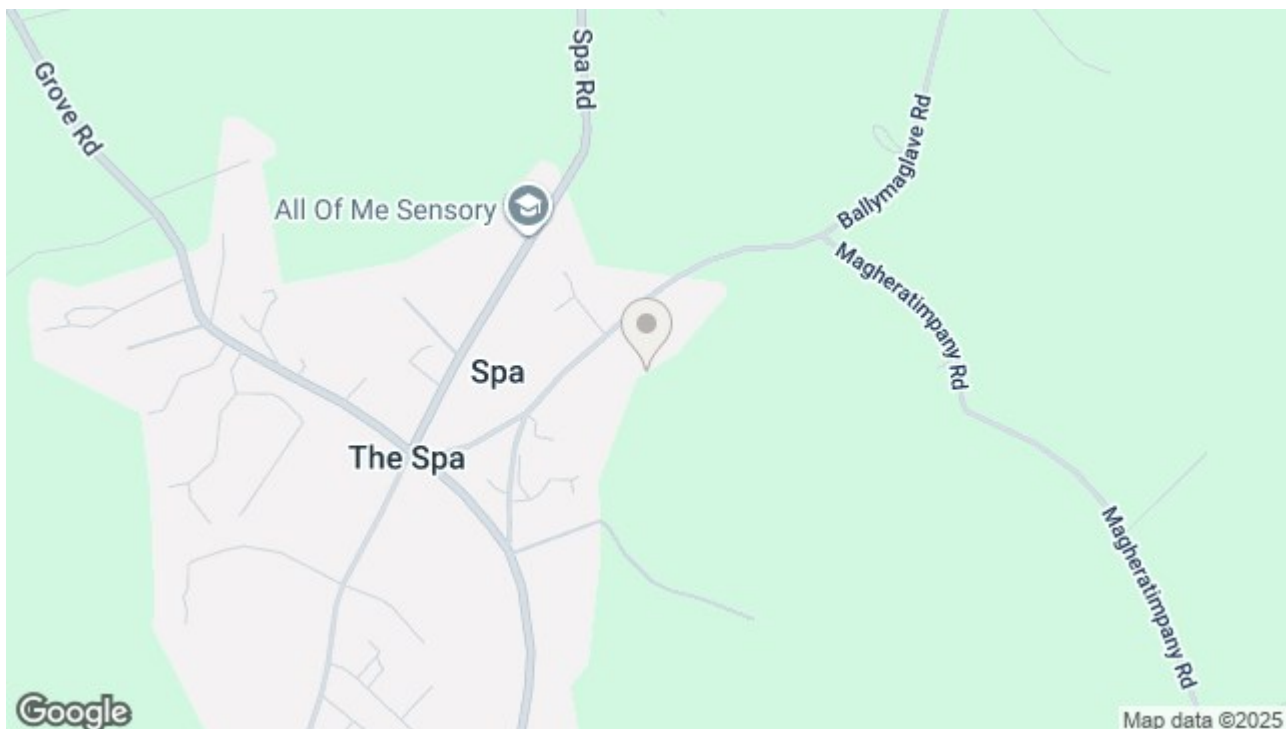




2 SPA GRANGE, SPA, BALLYNAHINCH, DOWN, BT24 8PD



OFFERS AROUND £295,000

We are delighted to offer for sale this beautifully presented family home in "The Spa", a popular historic area, just outside Ballynahinch. The property is situated in an exclusive development surrounded by mature trees and close to all the local amenities including the rugby club, golf club and local primary school and within easy commuting distance of Belfast and Lisburn.

The accommodation comprises living room, dining room, kitchen with dining area, utility room, conservatory, four bedrooms (master with ensuite), a family bathroom and an office. The high specification finish includes Oil fired central heating, PVC Double glazed windows and PVC Fascias.

The family home further benefits from a large family friendly garden, extending to approximately half an acre laid out in lawn with mature shrubbery and trees and ample parking with access to double garage. With so much to offer in a popular location, we definitely recommend internal viewing.



At a glance:

- Detached Bungalow
- Conservatory
- Dining Room
- Four Bedrooms; Master with Ensuite
- Detached Garage
- Living Room with Feature Fireplace
- Kitchen / Dining & Utility
- Office
- Family Bathroom
- Large Mature Private Site

Entrance Porch

Solid wooden front door into entrance porch.

Entrance Hall

Bright and spacious entrance hall with access to two store cupboards.

Living Room

19'9" x 11'8"

Fireplace with stone surround and tiled hearth and inset. Feature corning. Bay window. Door through to conservatory.

Kitchen / Dining

19'7" x 11'2"

Range of high and low rise units with tiled splash backs and stainless steel sink and drainer. Integrated electric double oven and gas hob with stainless steel extractor fan. Integrated dish washer and fridge/freezer. Island unit. Space for dining.

Utility

8'10" x 6'0"

Range of high and low rise units with stainless steel sink and drainer. Recess for washing machine and tumble dryer. Door to rear.

Dining Room

13'10" x 11'6"

Feature corning. Wooden flooring. Double doors through to conservatory.

Conservatory

17'5" x 11'6"

Double patio doors to rear garden.

Bathroom

9'1" x 5'11"

White suite encompassing low flush W/C, vanity wash hand unit, bidet and shower unit. Tiled walls.

Master Bedroom (Ensuite)

12'5" x 10'10"

Front facing.

Ensuite

5'11" x 4'9"

White suite encompassing low flush W/C, panel bath and wash hand basin. Tiled walls.

Bedroom Two

11'2" x 7'7"

Rear facing.

Office

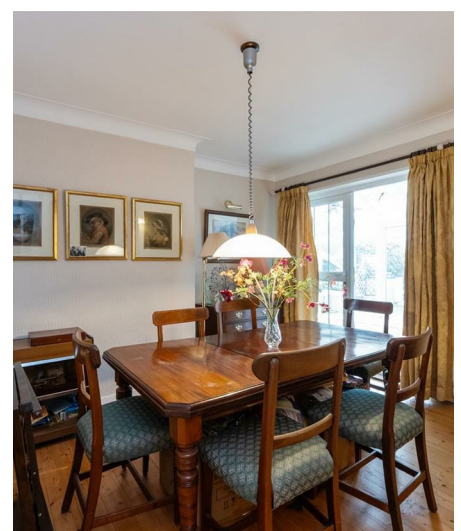
10'1" x 8'2"

Rear facing.

Bedroom Three

11'0" x 10'1"

Rear facing.



Snug / Bedroom Four

10'1" x 9'10"

Rear facing. Feature
cornicing.

GARAGE

18'6" x 18'0"

Double garage. Up and
over doors. Power and
light.

OUTSIDE

Approached via tarmaced
driveway with ample
space for parking and
access to double garage.
Lawned garden to the
front with mature
shrubbery and trees and
feature flowerbeds. To the
rear - lawned area and
paved patio areas ideal for
outside entertaining.





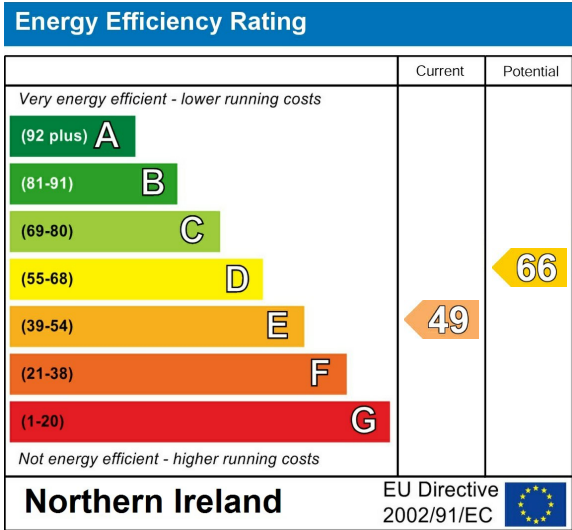




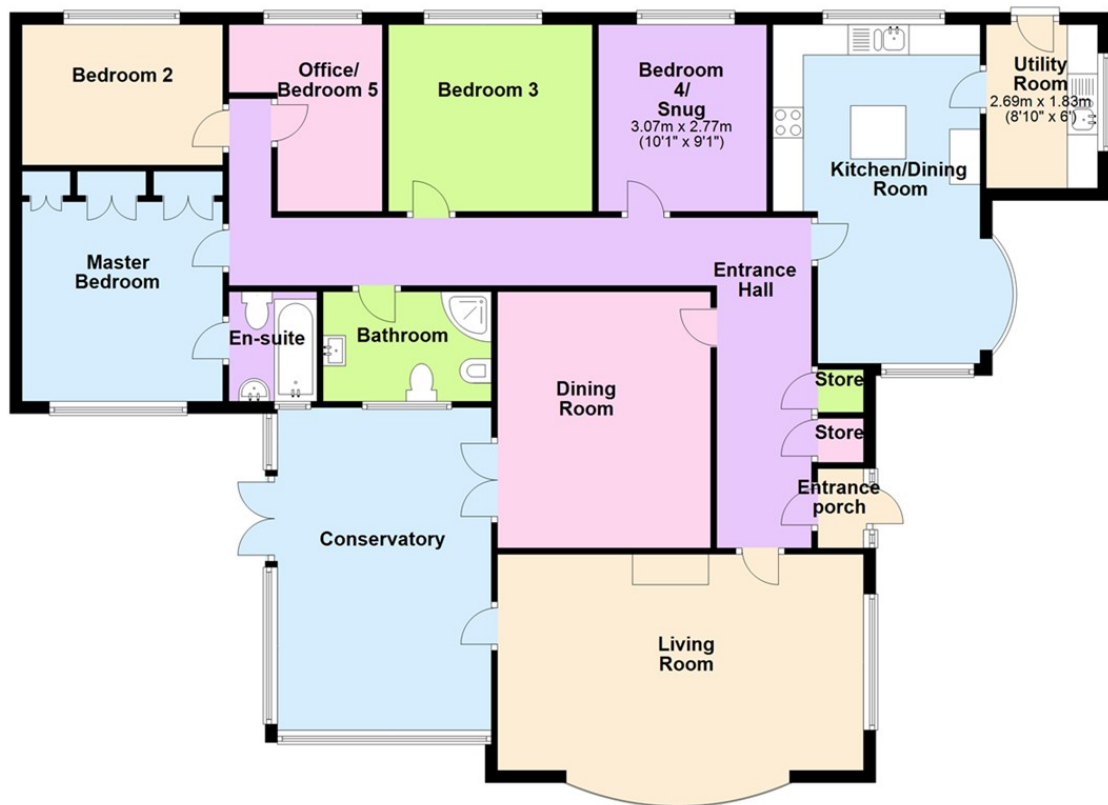








Ground Floor





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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAVEHILL
028 9072 9270

DONAGHADEE
028 9188 8000

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

RENTAL DIVISION
028 9070 1000

PRS Property
Redress
Scheme

OFT
Approved code

Petrie Enterprises Ltd; Trading under licence as Ulster Property Sales (Ballymena) Gareth Dallas
©Ulster Property Sales is a Registered Trademark