



59 GROVE ROAD

Spa Ballynahinch BT24 8PW

- Four Bedrooms
- Two Reception
- Large Mature Gardens
- Two Garages
- Two Stores
- Excellent Location
- Approximately One Acre
- Detached House
- Kitchen/ dining area
- Plans for extension

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		58
(39-54)	E		
(21-38)	F		
(1-20)	G	20	
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Offers Around £350,000

59 Grove Road

Spa, Ballynahinch, BT24 8PW



Entrance Hall

Leaded stain glass front door and side panels, solid wood flooring, stairs leading to first floor.

Living Room

21'0" x 12'0" (6.40m x 3.66m)

Wood flooring, wood burning stove, slate hearth, double doors to rear. Spot ceiling lights.

Kitchen/Dining/sunroom

8'7" x 12'0" (2.62m x 3.66m)

Range of high and low level units including double drainer stainless steel sink unit, recess for dish washer and fridge. Integrated oven and grill with four gas hobs, stainless steel cooker hood with extractor fan, tiled flooring.

Sitting Room/Study

12'1" x 12'0" (3.68m x 3.66m)

Wood flooring, wall shelving.

Utility Area

5'8" x 4'3" (1.73m x 1.30m)

Leading to WC.

WC

White low flush wc, wash hand basin, tiled flooring.

Landing

Feature stained glass window to the rear.

FIRST FLOOR

Bedroom 1

10'10" x 10'10" (3.30m x 3.29m)

Front facing room.

Bedroom 2

7'0" x 8'9" (2.13m x 2.67m)

Front facing room.

Bedroom 3

9'6" x 10'11" (2.90m x 3.33m)

Front facing room.

Bathroom

White suite comprising low flush WC, pedestal wash hand basin, free standing bath with 'telephone' shower fitting over. heated towel rail, tiled flooring and wall tiling. Walk in shower unit.

Bedroom 4

10'3" x 12'0" (3.12m x 3.66m)

Rear facing room.

OUTSIDE

To the front is a sweeping driveway with large shrub area, small pond, lawn area and mature trees. Also a small boiler house.

To the rear are large lawn areas with mature plantings and a large pond.

Garage

16'0" x 10'6" (4.88 x 3.20)

Up and over door and steps to overhead office.

Store one

11'7" x 9'3" (3.53 x 2.82)

Garage two

18'6" x 10'6" (5.64 x 3.20)

Up and over doors.

Store two

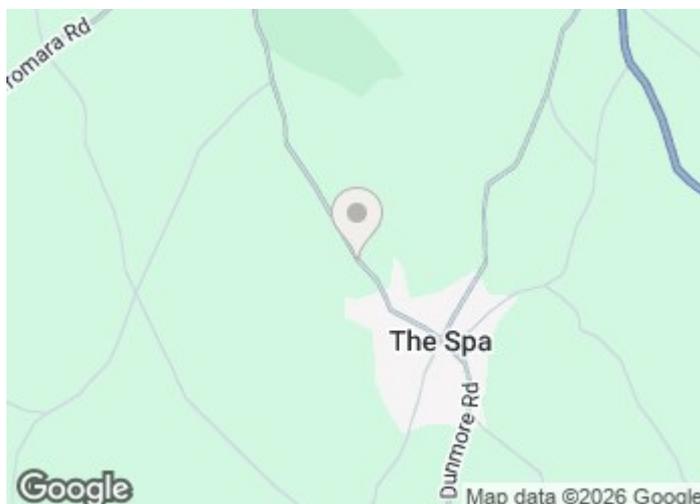
19'0" x 9'0" (5.79 x 2.74)

Office above

17'3 x 10'5 (5.26m x 3.18m)

Outside

Outside there is a mature and private site extending to approximately 1 acre, surrounded by established shrubs, trees and attractive planting that create a peaceful and secluded setting.

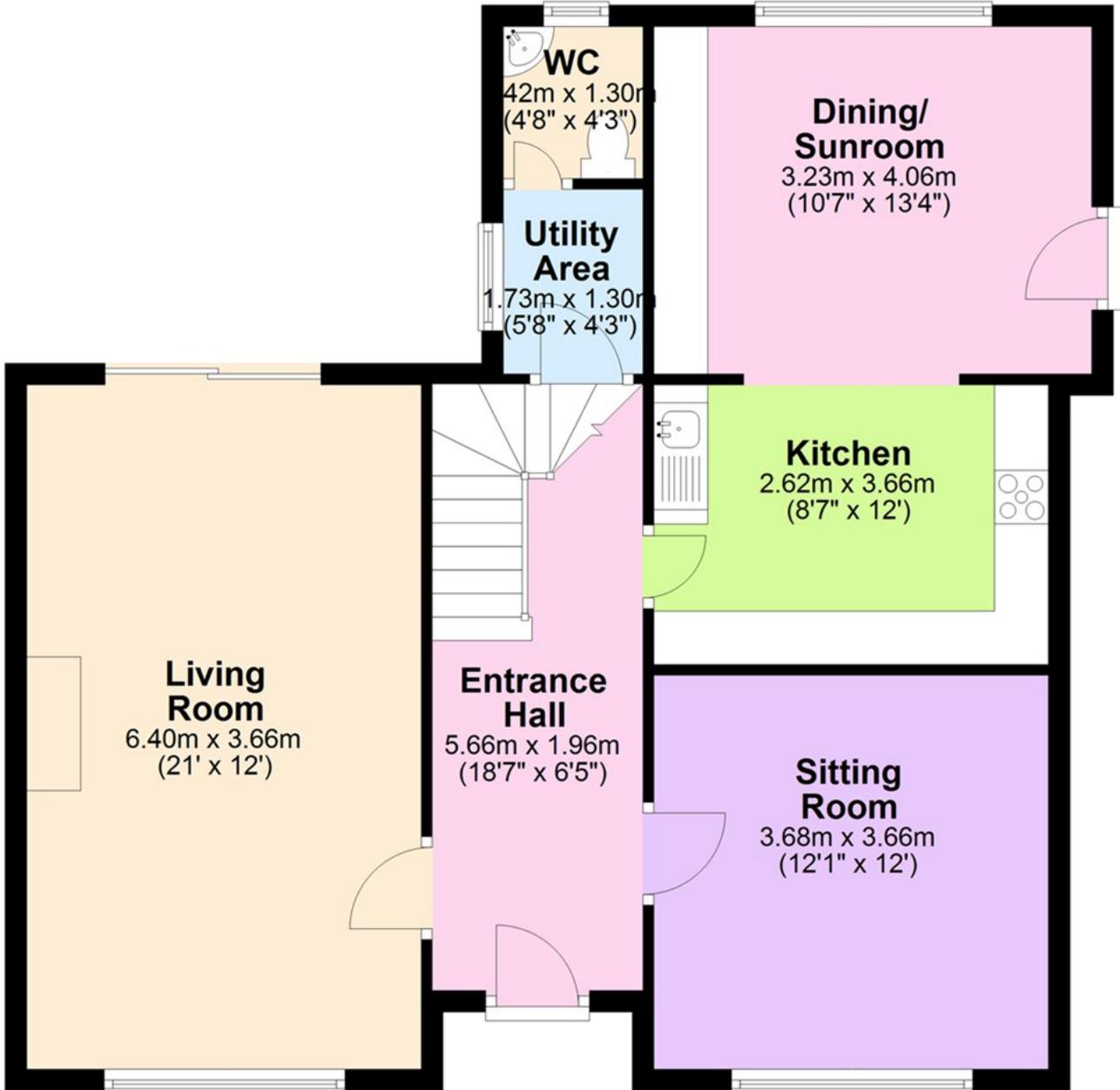


Directions

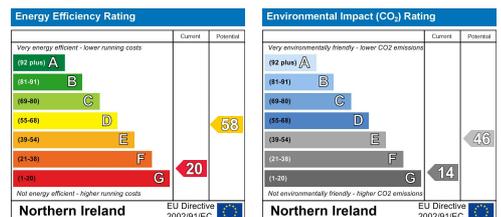


Floor Plan

Ground Floor



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