





Ballynahinch Branch

24 High Street Ballynahinch BT24 8AB

028 9756 4400



Downpatrick Branch

49 - 51 Market Street Downpatrick BT30 6LP

028 4461 2100



Banbridge Branch

18 Bridge Street Banbridge BT32 3JS

028 4062 2226



Carryduff Branch

14B Ballynahinch Road Carryduff BT8 8DN **028 9081 2422**

General Enquiries

ballynahinch@quinnestateagents.com



For any enquiry relating to this property, please contact

Carrie Mackin

carrie@quinnestateagents.com 07803626095



2 The Puzzle WalksSpa BT24 8QA

Offers In The Region Of £335,000

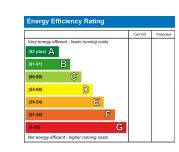
Terms & Conditions

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 weather 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.

- Captivating Detached Home
- Four Bedrooms, Master to Include Ensuite
- Two Reception Rooms
- Open Plan Kitchen/ Breakfast Room
- Separate Dining Room
- Ground Floor WC
- Utility Room
- Enclosed Rear Garden with Decked Patio
- Spacious Brick Paved Driveway
- Ideally Located





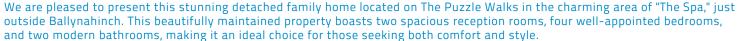


2 The Puzzle Walks

Spa, BT24 8QA







The home is surrounded by mature trees, providing a serene and picturesque setting. Residents will appreciate the convenience of being close to local amenities, including, Spa Primary School opposite The Puzzle Walks, Montalto Estate, the rugby club and golf club ensuring that everything you need is within easy reach. Additionally, the property is well-positioned for commuting, and a bus stop conveniently located within walking distance.

The enclosed rear garden features a delightful decked patio area, perfect for outdoor entertaining or simply enjoying a quiet moment. The interior of the home is move-in ready, allowing you to settle in and start enjoying your new space immediately. With flexible accommodation options, this property caters to a variety of lifestyles and needs.

Set within a friendly and well-regarded community, this home offers an exceptional standard of living, making it perfect for families who value space, style, and practicality.

Accommodation

The ground floor comprises entrance hall with cloakroom/ WC, front aspect lounge with open fire, family room with Multi fuel burning stove, kitchen/breakfast room with double doors to the rear garden, dining room and utility room. The first floor offers four sizeable bedrooms with the master to include an Ensuite shower room, bathroom and linen closet.

Location

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

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

Contac

To book a viewing please contact Carrie on 02897564400/07803626095 or email - ballynahinch@quinnestateagents.com





