

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

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For any enquiry relating to
this property, please contact

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2 The Puzzle Walks
Spa
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 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.

- 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

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



2 The Puzzle Walks

Spa, BT24 8QA



We are pleased to present this stunning detached family home located on The Puzzle Walks in the charming area of "The Spa," just outside Ballynahinch. This beautifully maintained property boasts two spacious reception rooms, four well-appointed bedrooms, and two modern bathrooms, making it an ideal choice for those seeking both comfort and style.

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

Contact

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

