

QUINN

Estate Agents



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General Enquiries

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For any enquiry relating to
this property, please contact

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9 Spa Road
Ballynahinch
BT24 8LU

Offers In The Region Of
£395,000

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.

- Period Country Home
- Semi Detached Bungalow
- Recently Renovated
- Two Bedroom both with Ensuite
- Lounge with Open Fire
- Modern Period Style Kitchen with Elevated Stove
- Separate Utility Room
- Study Area
- Extensive Garden with Undisturbed Views
- Chain Free Sale

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	34	42
(1-20) G		
Not energy efficient - higher running costs		





Located on Spa Road in Ballynahinch, this charming semi-detached bungalow offers a delightful blend of historical elegance and modern comfort. As you step inside, you will be welcomed by beautiful wooden floors, elegant picture rails, high ceilings and retained period features that add a touch of character, ensuring that the home feels both timeless and contemporary. Recent renovations have been carried out to a high standard, providing a comfortable environment that is ready for you to move in and enjoy.

One of the most captivating aspects of this home is the stunning views of the rolling drumlins of Down, which serve as a picturesque backdrop to your daily life. The property is located on the edge of the Montalto Estate, a place steeped in ancient heritage and history. Here, you can immerse yourself in nature, with access to scenic trails, beautiful gardens, and a homely dining experience that complements the estate's sustainable ethos.

This unique home is chain-free, allowing for a seamless transition into your new surroundings. Whether you are looking to relax in the tranquillity of the countryside or explore the rich history of the area, this home offers the perfect setting for a fulfilling lifestyle.

Accommodation

The property comprises the entrance hall with study area, lounge with open fire and double doors leading to the garden. From the lounge you can access the kitchen offering a distinct style that blends modern and traditional features, the kitchen also features a wood burning stove, the raised position of the stove gives a better, eye-level view of the fire, allowing you to enjoy more easily from a seated position. From the kitchen you can access the utility room/Pantry and the inner hallway with storage closet. Th inner hallway leads back to the study area, entrance hall, WC and the two bedrooms. The primary bedroom has an ensuite bathroom whilst bedroom two has a ensuite shower room and dressing area. The property has many hidden features to enjoy during your private viewing. The layout of the beautifully matured gardens with ideal planting position of the shrubs and plants form areas of the garden to relax, unwind and enjoy country living.

Location

Situated in the historical hamlet of Spa just outside Ballynahinch market town, this unique home is located perfectly for access to all required amenities in the local area and also for those who wish to commute to work in neighbouring towns to Newcastle, Downpatrick, Lisburn, and Ballynahinch, making it an excellent choice for those who appreciate both tranquillity and accessibility.

Mortgage Advice

If you require financial advice to buy this property, we are more than happy to recommend Laura Mclean from Ritchie & Mclean Mortgage Solutions. Laura can be contacted on 07731435310

Contact

For more information or to schedule your own private appointment to see this property, please call Carrie on 02897564400 today or email all enquiries to ballynahinch@quinnestateagents.com

