



## 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



**3 Spa Manor**  
Spa  
BT24 8GX

Offers In The Region Of  
£299,950

## 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.

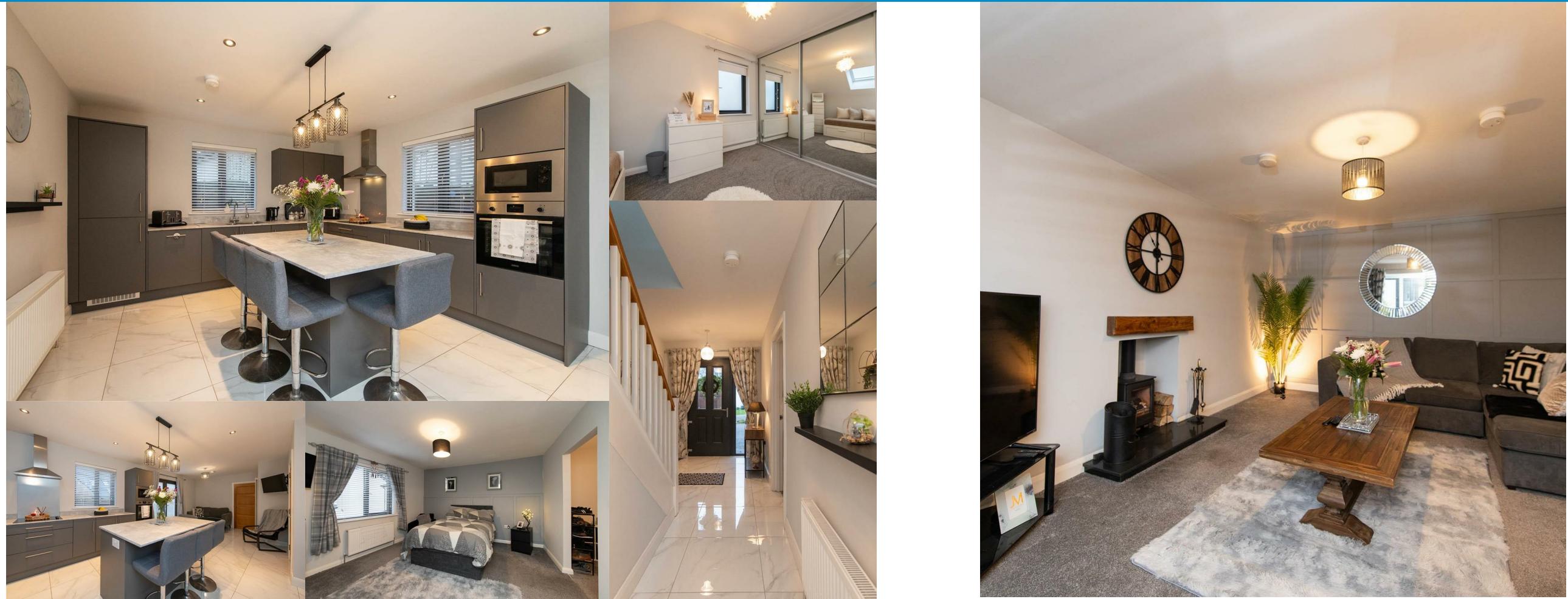
## Valuation/Mortgage Service

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.

- Modern Detached Home
- Beautifully Presented Throughout
- Four Bedrooms
- Master to include Ensuite and Walk in Wardrobe
- Spacious Lounge with Featured Stove
- Open Plan Kitchen/Dining and Separate Utility Room
- Ground Floor WC
- Integral Garage
- Enclosed Rear Garden with Patio
- Gas Central Heating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





Welcome to Spa Manor, a remarkable detached home situated on the Ballymaglave Road in the charming hamlet of Spa, Ballynahinch.

The current owners have made thoughtful choices in the finishes throughout, creating an exceptional living environment that is both inviting and functional. The layout allows for seamless flow between the living spaces, making it perfect for entertaining or simply enjoying family time.

Located in a small exclusive development, this property is move-in ready, allowing you to settle in without delay. The sought-after location of Spa offers a peaceful retreat while still being conveniently close to the amenities of Ballynahinch.

This stunning home is not just a place to live; it is a lifestyle choice that combines modern comforts with the beauty of its surroundings. If you are looking for a luxurious family home in a picturesque setting, Spa Manor is the perfect opportunity.

#### Accommodation

The property comprises a welcoming entrance hall with cloakroom, spacious living room with a wood burning stove, contemporary kitchen finished to the highest specification to include a built in oven, hob, fridge freezer and dishwasher open plan to living space, access to garage & utility room. Patio doors from the living area lead to the garden.

The first floor comprises four double bedrooms, two with built in wardrobes, a luxurious master bedroom with a dressing room and ensuite. The deluxe family bathroom comprises contemporary white suite, spacious corner shower, wall mounted wash hand basin and low flush w.c. quality tiled floor and splashbacks.

#### Outside

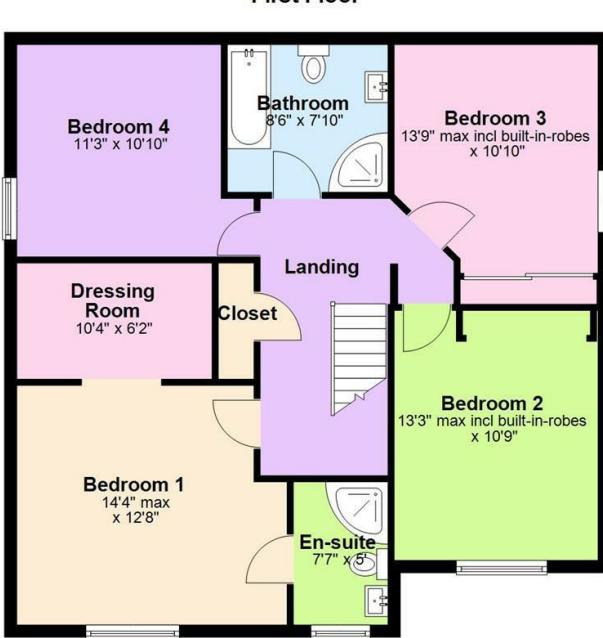
The property is approached via a tarmacked drive, providing off road parking. To the rear of the property there is a well landscaped garden open to entertaining guests and allowing privacy. The garage is currently repurposed as a home gym with storage area.

#### 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@quinnstateagents.com](mailto:ballynahinch@quinnstateagents.com)



3 Spa Manor, Spa, Ballynahinch