



**42 Cherryhill Road, Spa, Ballynahinch, BT24 8NW**  
**Substantial Detached Residence With Additional Self Contained Annex - £399,950**



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## Substantial Detached Residence With Additional Annex

Set deep in the heart of the Co. Down countryside, not far from the small picturesque village of The Spa, this detached residence enjoys seclusion without isolation in idyllic rural surroundings. The property itself, which requires completion in certain areas, offers an abundance of adaptable accommodation with a self contained 3 bed annex, ideal for a dependent relative or business opportunity (subject to approvals).

## Key Features

- Substantial Detached Residence With Additional Self Contained Annex
- Open Plan Living/Kitchen/Dining Area Plus Two Further Reception Rooms
- Five Bedrooms Including Three With Ensuite Facilities Plus Annex With Lounge, Kitchen and Three Bedrooms and Independent Dual Oil Fired & Solid Fuel Central Heating
- Beam Vacuum System
- Heat Recovery Air Exchange System
- Oil Fired Central Heating With Condensing Boiler
- Spacious Basement Area - Ideal For a Variety Of Uses Including Garaging For Several Cars
- Additional Land Available By Separate Negotiation

## Floor Plans

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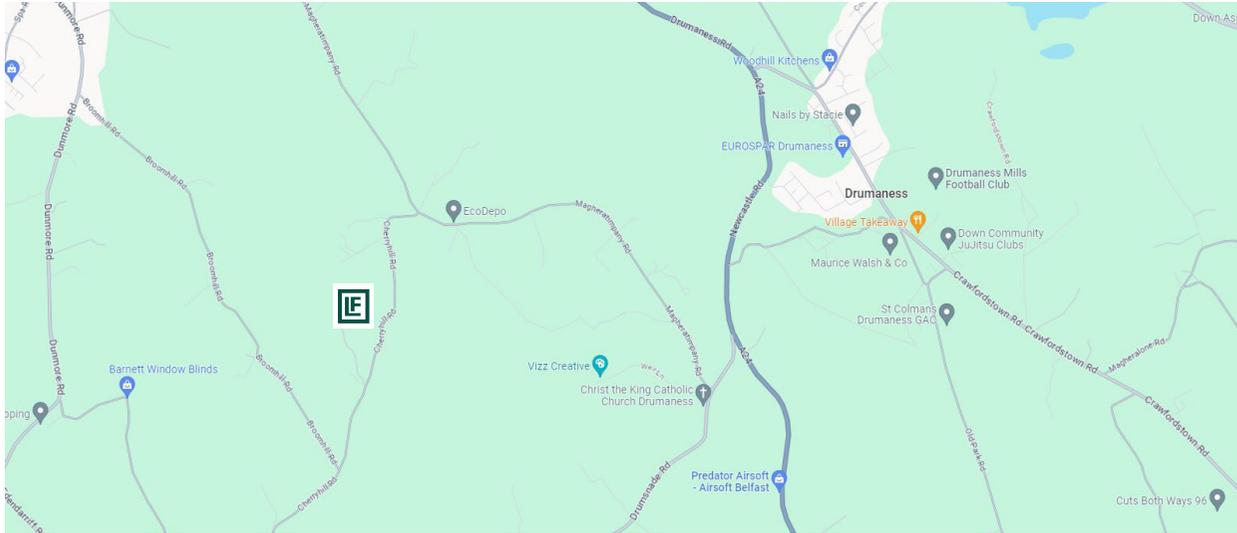
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76   c	76   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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