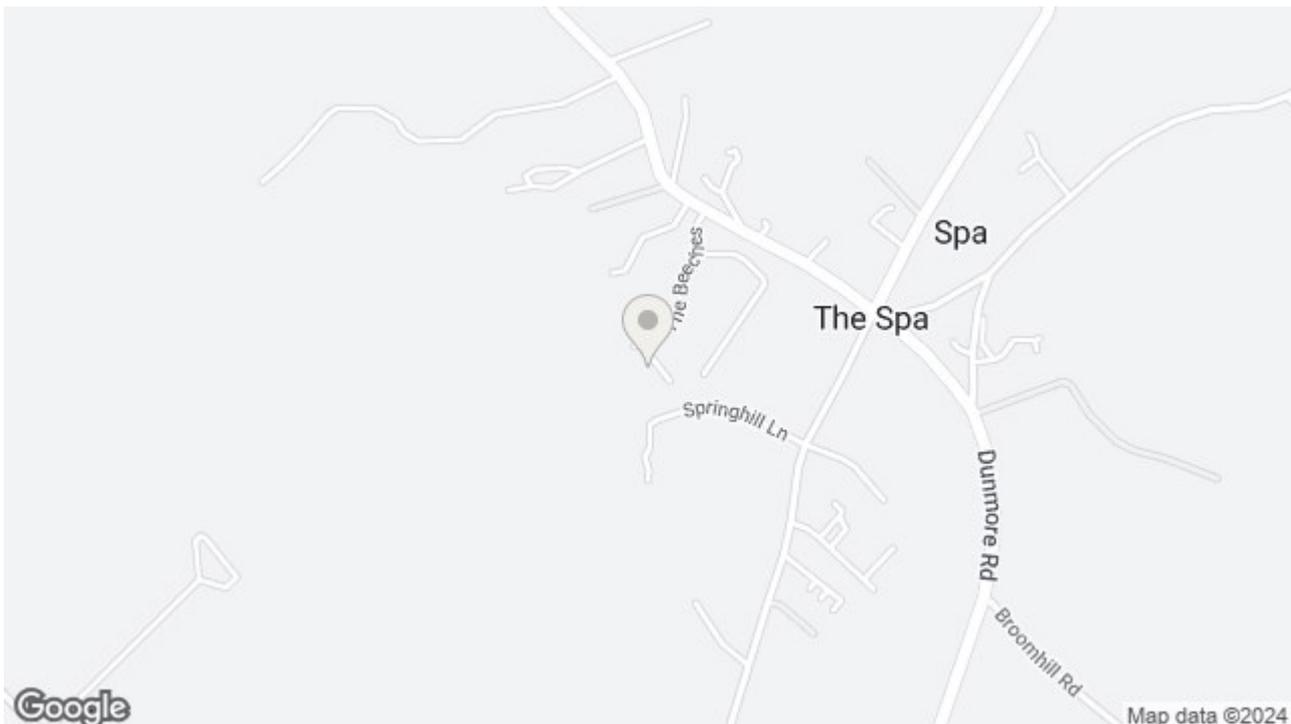




11 THE BEECHES, SPA, BALLYNAHINCH, DOWN, BT24 8RA



OFFERS AROUND £285,000

We are delighted to offer for sale this well presented family home in this quiet cul de sac in the ever popular historical hamlet of Spa just outside Ballynahinch. On internal inspection you will fully appreciate the excellent family accommodation comprising four bedrooms, master with ensuite, family bathroom, living room, sitting room, kitchen and utility, conservatory and downstairs w.c and garage. Outside the property is set on a large spacious site with family friendly gardens.

With its central location it is within walking distance of the local primary school and a short commute to an excellent range of leading Grammar and Secondary schools, churches and shops. For those with sporting interests Spa Golf Club and Ballynahinch Rugby Club are minutes away. Scenic walks and outdoor pursuits of various kinds are all within easy reach. Property rarely comes for sale in this development and with the excellent family accommodation early viewing is recommended.



## At a glance:

- Detached & Integral Garages
- Living Room
- Conservatory
- Kitchen & Utility
- Popular Location
- 4 Bedrooms
- Sitting Room
- Study
- Beautiful Gardens
- Detached Home

### Entrance Porch

PVC glazed front door. Tiled floor.

### Reception Hall

25'10" x 11'8"  
Bright and spacious entrance hall with tiled floor. Double doors to conservatory.

### Living Room

14'2" x 11'5"  
Solid wood floor. Feature corncicing. Fireplace with slate hearth, brick inset and stone surround with multi fuel stove.

### Kitchen

11'4" x 9'10"  
Range of high and low rise units with tiled splash back and stainless steel sink and drainer. Recess for range style cooker and stainless steel extractor fan. Integrated fridge/freezer. Recess for dish washer. Tiled floor.

### Utility Room

6'2" x 6'1"  
Range of high and low rise units with tiled splash back and stainless steel sink and drainer. Recess for washing machine. Tiled floor.

### Rear Porch

6'3" x 4'6"  
Tiled floor. Door to rear.

### Conservatory

12'7" x 9'2"  
Tiled floor. Door to rear garden.

### Cloakroom

8'11" x 5'9"  
White suite encompassing low flush W/C and wash hand basin with tiled splash back. 'Tongue & Groove' style walls. Tiled floor.

### Bedroom One (Ensuite)

10'5" x 9'4"  
Rear facing.

### Ensuite

8'8" x 3'11"  
White suite encompassing low flush W/C, wash hand basin and shower. Tiled walls.

### Sitting Room

20'11" x 12'10"  
Solid wood floor. Front facing.

### FIRST FLOOR

Access to roof space and storage cupboard.

### Bedroom Two

21'0" x 11'6"  
Built in robes. Access to hot press. Storage.



### **Bedroom Three**

11'1" x 8'10"

### **Bedroom Four**

49'3";4" x 10'6"

Built in robes.

### **Bathroom**

11'8" x 5'11"

White suite encompassing low flush W/C, wash hand basin, corner shower and bath. Tiled floor and walls.

### **Study**

11'9" x 6'7"

Rear facing.

### **GARAGE**

16'3" x 9'8"

Up and over door.

### **DETACHED GARAGE**

27'0" x 13'0"

Up and over door. Power and light. Storage above.

### **OUTSIDE**

The property is situated on a private road in a cul de sac location with ample parking area to front, spacious private rear gardens with raised area and decking.











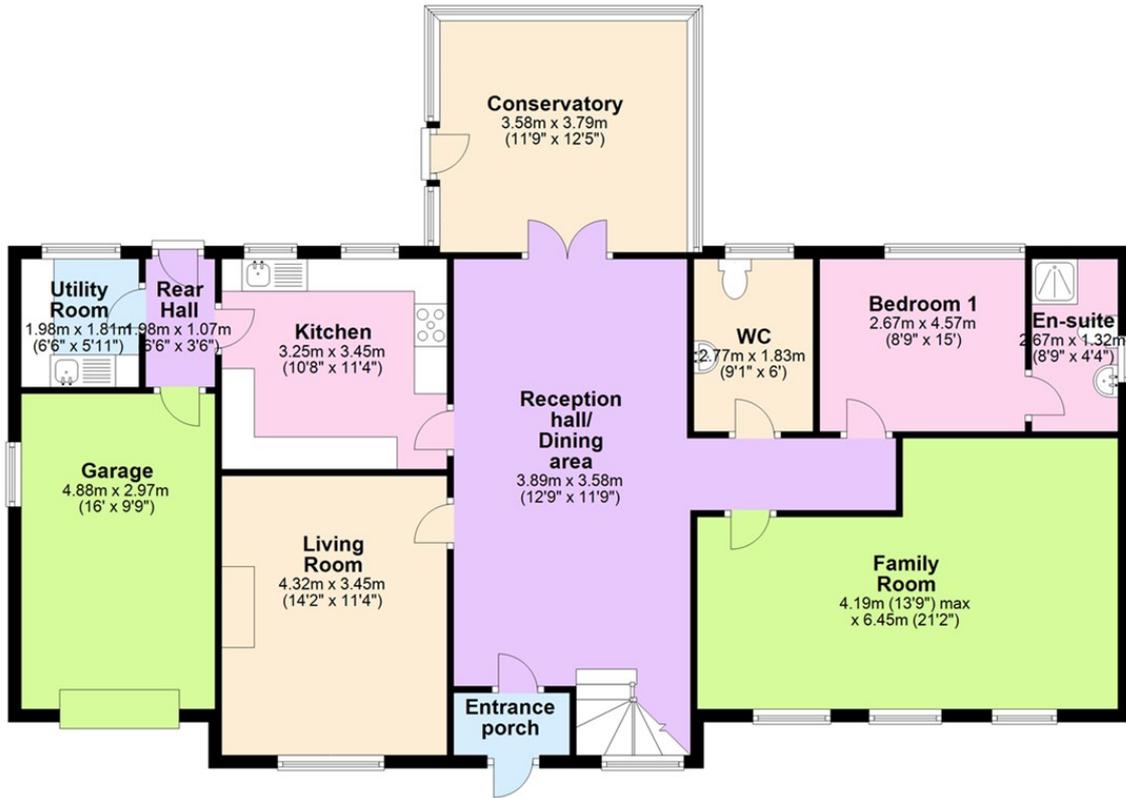






Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		71
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

### Ground Floor



Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 0289 756 1155.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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