

## 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

## General Enquiries

sales@quinnestateagents.com



For any enquiry relating to this property, please contact

Carrie Mackin

carrie@quinnestateagents.com  
07803626095



## 1 Spa Manor Ballynahinch 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.

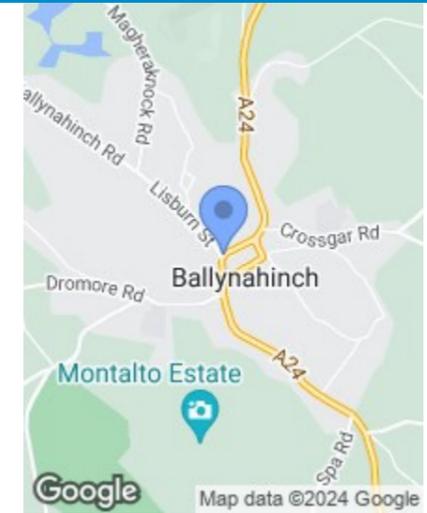
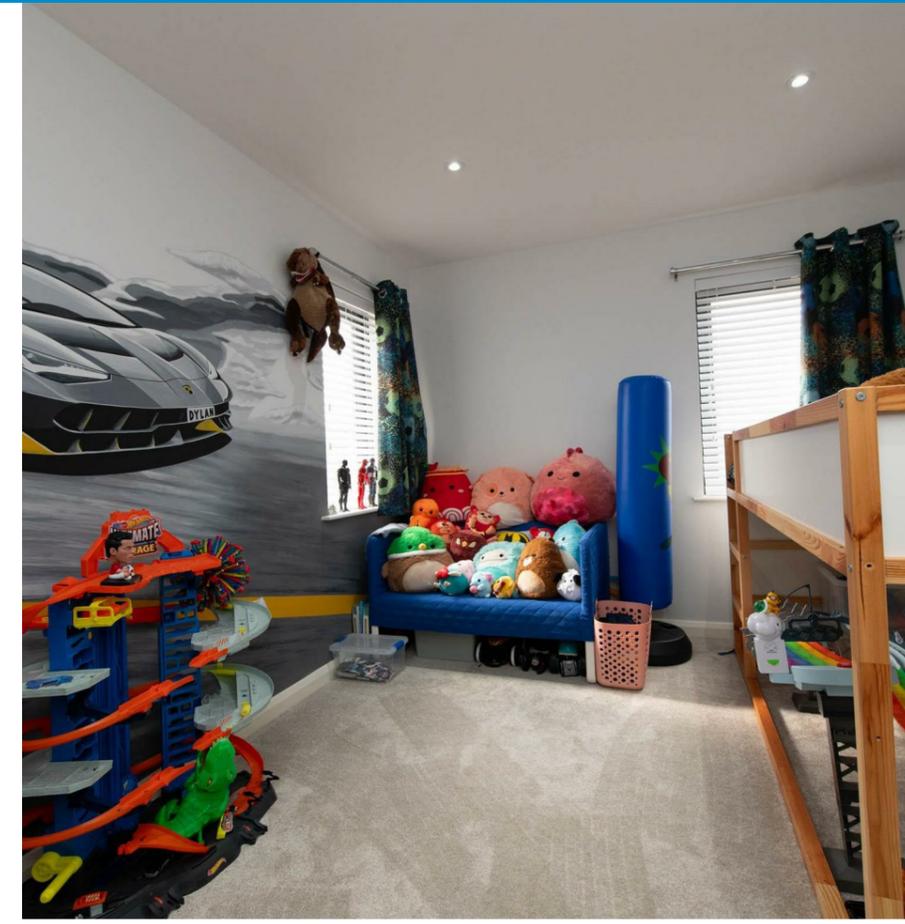
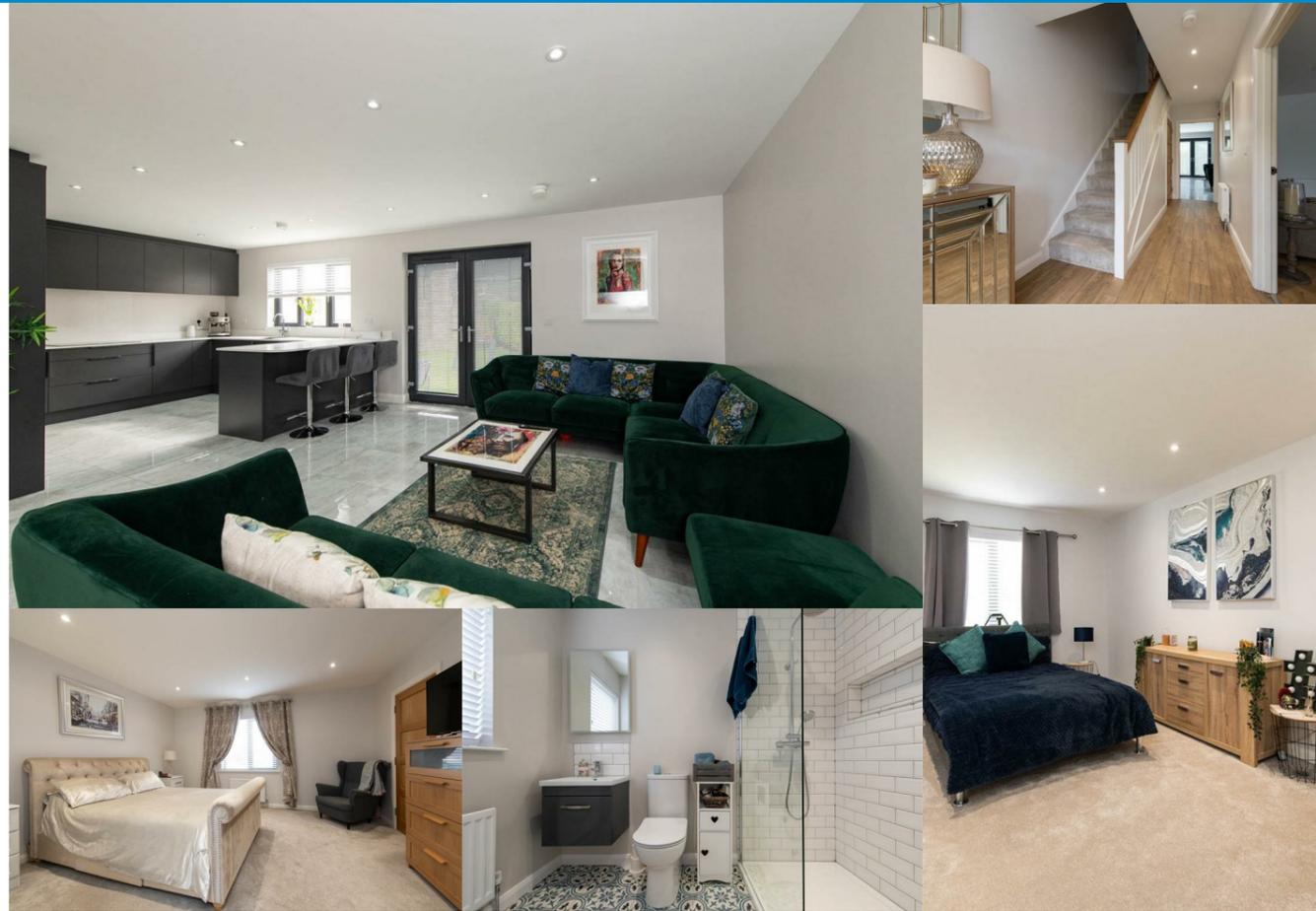
### Valuation/Mortgage Service

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 Exquisite Detached Home
- Spacious Lounge with Stove Fitted
- Open Plan Kitchen/Living/ Dining Area with Separate Utility Space
- Ground Floor W.C
- Four Bedrooms, Master Ensuite & Dressing Room
- Bedroom Two & Three with walk In Wardrobes
- Modern White Four Piece Bathroom Suite
- Move In Ready
- Gas Heating & EPC B 83
- Integral Garage

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		83	83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





**Directions**

From Ballynahinch take Spa Road for 1/2 mile, cross the junction then turn left. Spa Manor is opposite Spa Primary School

This stunning home is situated in a small exclusive development in the much sought after Spa outside Ballynahinch. Completed in 2022 the present owners made excellent choices in finishes to make an exceptional luxury family home. The accommodation comprises on the ground floor a lounge, spacious open plan living space a contemporary kitchen including high spec quality built in appliances and practical utility room. On the first floor are four double bedrooms including master bedroom with dressing room and ensuite & deluxe family bathroom. Although a new build the outside space has already matured with neat well maintained gardens, patio and ample parking space. An exceptional home with a popular primary school within walking distance and easy to commute to Ballynahinch and onward journeys this lovely home will attract attention and early viewing is recommended.

**Ground Floor**

A welcoming entrance hall leads to a spacious main lounge to be enjoyed by the whole family with a stove and quality flooring, the contemporary kitchen finished to the highest specification includes 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.

**First Floor**

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

**Contact**

If you require a viewing please contact Carrie on 02897564400/07803626095 or email - sales@quinnestateagents.com

**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@ritchieclean.co.uk

**Outside**

Garden area to front with dual tarmac parking space. Enclosed garden to rear with patio area enclosed by fencing and mature hedging.



1 Spa Manor, Spa, Ballynahinch