



A delightful, detached bungalow in a prime cul-de-sac location just off the Ballymaglave Road. Whilst requiring some modernisation the accommodation has been well-maintained throughout, boasting generous surrounding gardens and the potential to make a fantastic family home or downsizer opportunity.

Internally the accommodation offers well-proportioned accommodation comprising, two good sized reception rooms, fitted kitchen with dining area and utility room, three bedrooms; principal with ensuite shower room and dressing area to compliment the family a bathroom.

The property benefits from uPVC framed double glazed windows, oil fired central heating, beautiful mature gardens to front and rear, ample driveway parking for several cars in addition to the adjoining garage with light and power. We can highly recommend an internal inspection as essential.

Offers Over
£275,000

1 Spa Grange,
BALLYNAHINCH,
BT24 8PD

Viewing by
appointment
through agent
028 9066 3030



- Fantastic detached bungalow in a quiet and sought after cul de sac location just off the Ballymaglave Road
- Bright, spacious lounge overlooking beautifully maintained lawns and borders
- Fitted kitchen with dining area and separate utility room
- Three well-proportioned bedrooms; Principal with dressing area and ensuite shower room
- Home office with built in shelving and storage
- White bathroom suite
- Adjoining garage with electric roller shutter, light and power
- Oil fired central heating/ Double glazing
- Excellent driveway parking with beautiful front, rear and side gardens
- Priced to allow for modernisation, Early viewing highly recommended

The Property Comprises:

Ground Floor

ENTRANCE PORCH: Hardwood front door, feature tiled flooring.

HALLWAY: uPVC front door, two storage cupboards, carpeted.



LIVING ROOM: 19' 9" x 11' 4" (6.02m x 3.45m) Feature bay window, feature fireplace with stone surround, tiled hearth and open fire, tongue and groove ceiling, carpeted.



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KITCHEN/DINING: 19' 8" x 11' 2" (5.99m x 3.4m) Range of high and low level units, built-in oven and hob with extractor fan, Franke sink with mixer tap, formica work surfaces, vinyl tile effect flooring.



UTILITY ROOM: Range of high and low level units, plumbed for washing machine and dishwasher, stainless steel sink with tap, tile effect vinyl flooring, uPVC door to rear garden.



DINING ROOM: 11' 1" x 10' 1" (3.38m x 3.07m) Carpeted. Open plan to . . .

HOME OFFICE: 9' 9" x 9' 2" (2.97m x 2.79m) Built-in cupboards and shelving, carpeted.



BEDROOM (2): 14' 6" x 11' 1" (4.42m x 3.38m) Carpeted.



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PRINCIPAL BEDROOM: 19' 6" x 10' 9" (5.94m x 3.28m) Dressing area with sink, carpeted.



ENSUITE SHOWER ROOM: Low flush wc, walk-in corner shower cubicle, part tiled walls, carpeted.

BEDROOM (3): 7' 3" x 6' 2" (2.21m x 1.88m) Built-in robes, carpeted.



BATHROOM: 9' 10" x 8' 10" (3m x 2.69m) Low flush wc, his and hers wash hand basin in vanity unit, corner bath with overhead shower, mirror wall unit, carpeted.



ROOFSPACE: Floored with light.

Outside

ATTACHED GARAGE 18' 3" x 18' 0" (5.56m x 5.49m) Electric roller shutter door, light and power, oil fired boiler.

Beautifully maintained front, side and rear gardens. Large driveway with parking for multiple cars. Well maintained lawns, mature shrubs and borders. uPVC eaves, gutters and down pipes.



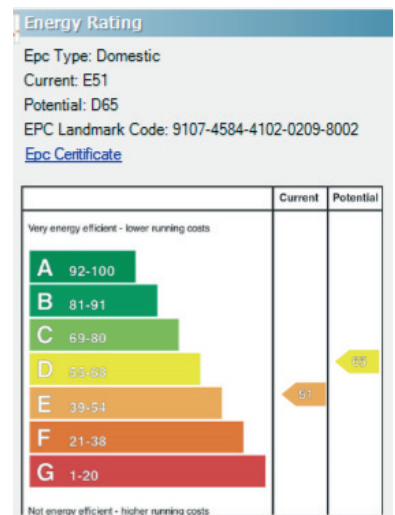


Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

When heading towards Spa from Ballynahinch along Spa Road, turn left into Dunmore Road at Spa crossroads and immediately left again into Ballynaglave Road and Spa Grange is on the left hand side.

Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
 North Down - 028 90 42 4747
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