



40 Ballymaglave Road
Spa
Ballynahinch
BT24 8QB

Offers In The Region Of
£360,000

Secure this home with our in house
 Financial Advisors Ritchie McLean.

- Property with Development Opportunities
- Detached Four Bed Bungalow
- Large Site, in Sought After Location
- Open Plan Kitchen/Dining Area
- Three Reception Rooms
- Oil Fired Central Heating
- Large Gardens
- Tarmac Driveway
- Viewing by Appointment

| Energy Efficiency Rating | | Current | Potential |
|---|----------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| A | (92-100) | | |
| B | (81-91) | | |
| C | (69-80) | | |
| D | (55-68) | | 62 |
| E | (39-54) | | |
| F | (21-38) | 31 | |
| G | (1-20) | | |
| Not energy efficient - higher running costs | | | |



3 The Square
Ballynahinch
BT24 8AE

49 - 51 Market Street
Downpatrick
BT30 6LP

3 Newry Street
Banbridge
BT32 3EA

Sales and lettings:
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QUINN
Property Sales &
Letting Specialists

We welcome to the sales market this substantial property which is situated in the much sought after Spa on the outskirts of Ballynahinch.

The property will require some modernisation but is set on a spacious site within the development limit and would have development potential subject to the appropriate approval.

Accommodation comprises: Entrance porch, entrance hall, cloakroom with wash hand basin and WC, spacious lounge, family room, dining room, kitchen/dining area, large utility room, four bedrooms, family bathroom, shower room and walk in

hotpress. There is an adjoining double garage with automatic door and integrated WC.

The popular area of Spa appeals to many, offering country style living whilst remaining close to local amenities, with the local primary school within walking distance.

Easy access to the commuting routes of Belfast, Lisburn, Downpatrick and beyond.

Viewing is by appointment through our Ballynahinch Branch.



Terms & Conditions

Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by inspection of the property. None of the appliances or Installations have been tested in any way whatsoever. It is our recommendation that a purchaser should fully satisfy themselves by way of survey by an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room.

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.

