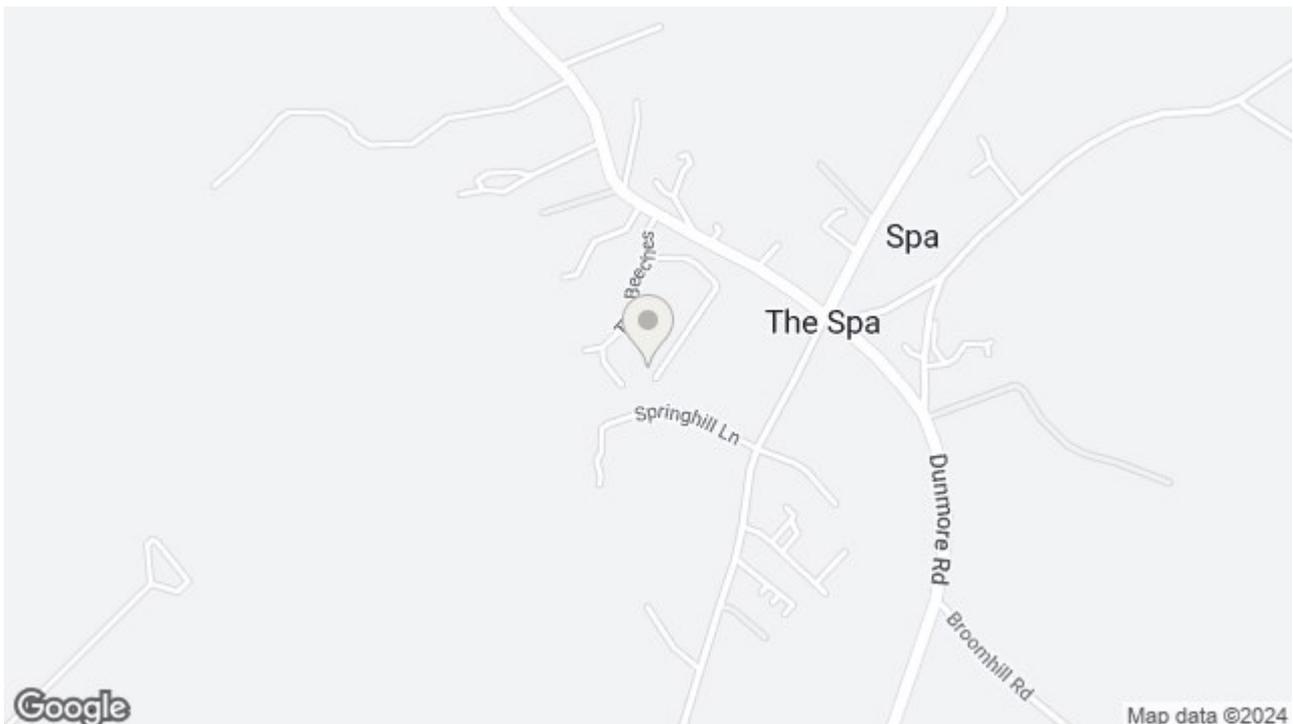


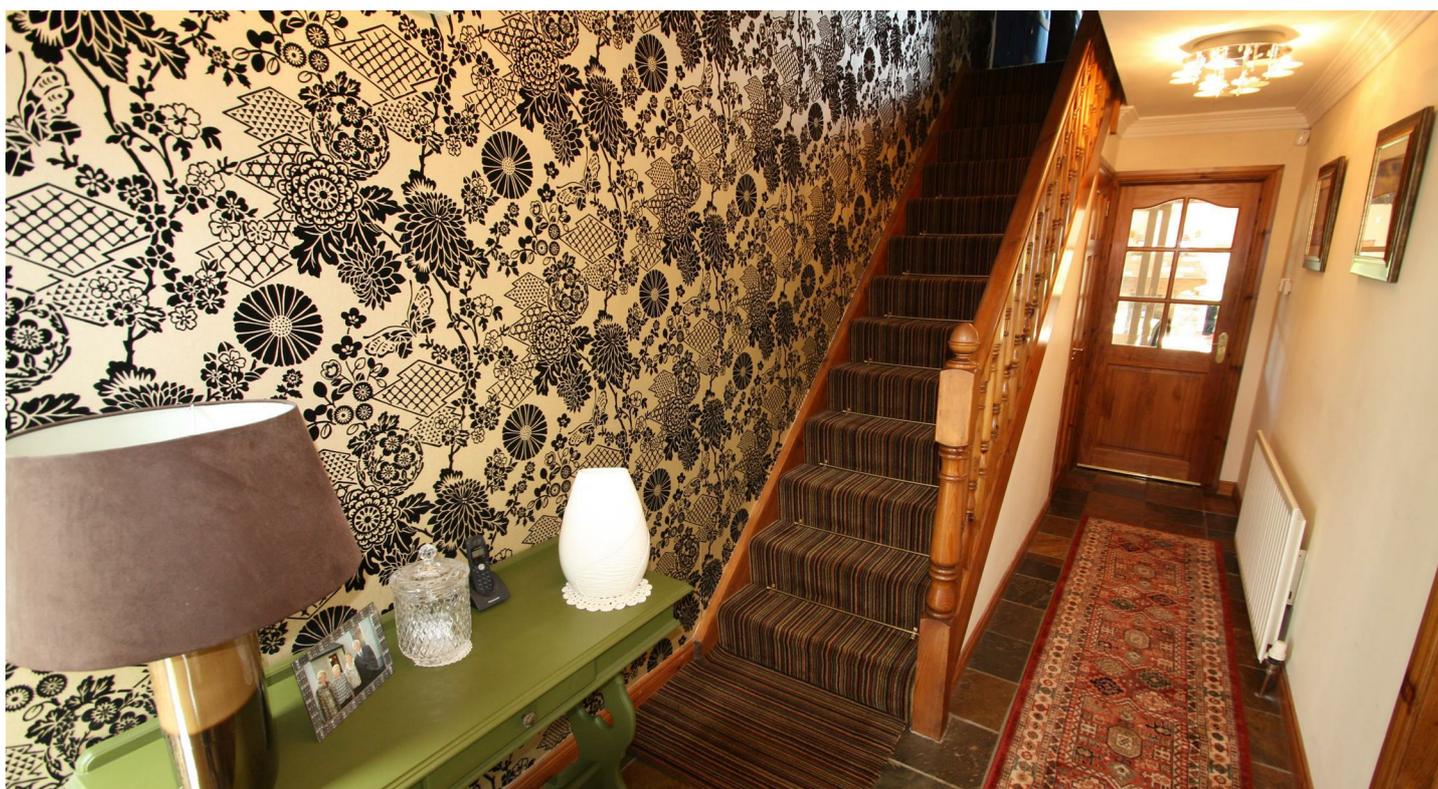


28 CARNGLAVE MANOR, BALLYNAHINCH, DOWN, BT24 8XE



ASKING PRICE £285,000

This excellent extended detached family home is beautifully presented throughout and must be viewed to be fully appreciated. 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. Internally the property comprises on the ground floor living room, dining room, downstairs w.c, kitchen with dining area and a feature sunroom with multi fuel stove. On the first floor there are four good sized bedrooms, master bedroom ensuite and a family bathroom. Externally the property benefits from a garage and a larger than normal site with a large side garden and a rural outlook. 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. With so much to offer in this fantastic family home, early viewing is advised.



At a glance:

- Detached family home
- Master bedroom ensuite
- Dining room
- Kitchen with dining
- Large garden
- Four bedrooms
- Family bathroom
- Feature sunroom
- Downstairs w.c
- Garage

Entrance Hall

18'2" x 6'1"

Solid wood front door to entrance hall with tiled flooring.

WC

5'7" x 2'7"

White suite comprising low flush w.c and wash hand basin. Tiled floor.

Living Room

15'5" x 12'2"

Bright spacious living room with solid wood flooring. Fireplace with decorative surround and inset. Tiled hearth. French doors to:

Dining Room

10'9" x 11'2"

Bright dining room. Rear facing.

Kitchen/Diner

10'9" x 18'7"

A range of high and low level units including granite worktops, Belfast sink recess for range style cooker. Tiled floor and splash. Cornicing. Sliding patio doors to:

Sun Room

18'2 x 11'1

Large bright sunroom with feature multi fuel stove with beam over.

Doors to sides. Tiled flooring.

Landing

19'0" x 6'7"

Landing with hotpress.

Master Bedroom

15'5" x 12'2"

Front facing bedroom with ensuite.

En-suite

6'0" x 4'3"

White suite comprising low flush w.c, shower and wash hand basin. Tiled floor and splash.

Bedroom 2

10'9" x 11'2"

Rear facing.

Bathroom

7'3" x 8'5"

White suite comprising stand alone bath, wash hand basin and low flush w.c. Tiled floor and walls.

Bedroom 3

10'9" x 10'10"

Rear facing room.

Bedroom 4

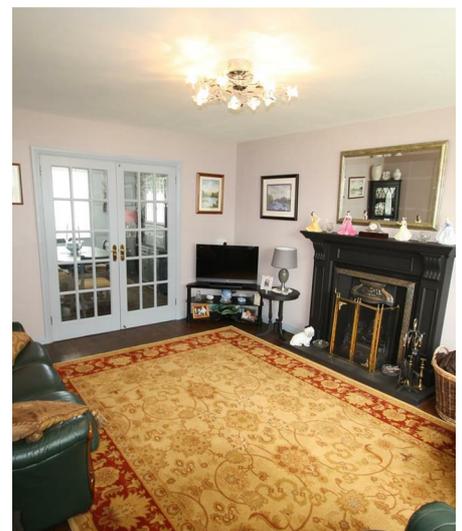
12'9" x 10'6"

Front facing.

Garage

18'2" x 11'2"

Up and over door. Power and light.



outside

To the front is a small garden laid out in lawns and ample parking. To the side is a large garden laid out in lawns with mature plantings and patio area. Paved area to the rear with rural outlook.

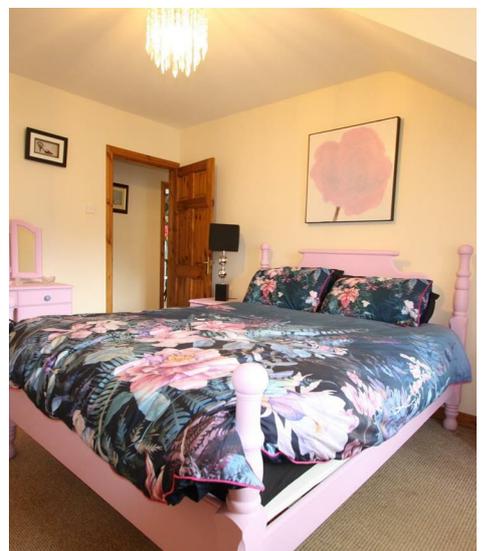










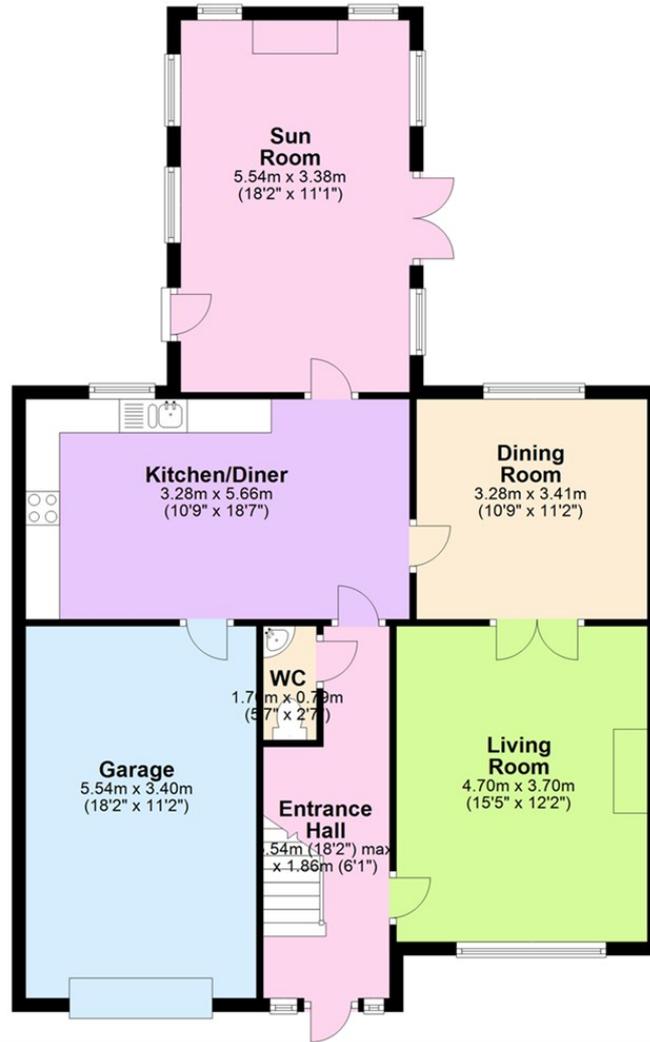






Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	65
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC	

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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