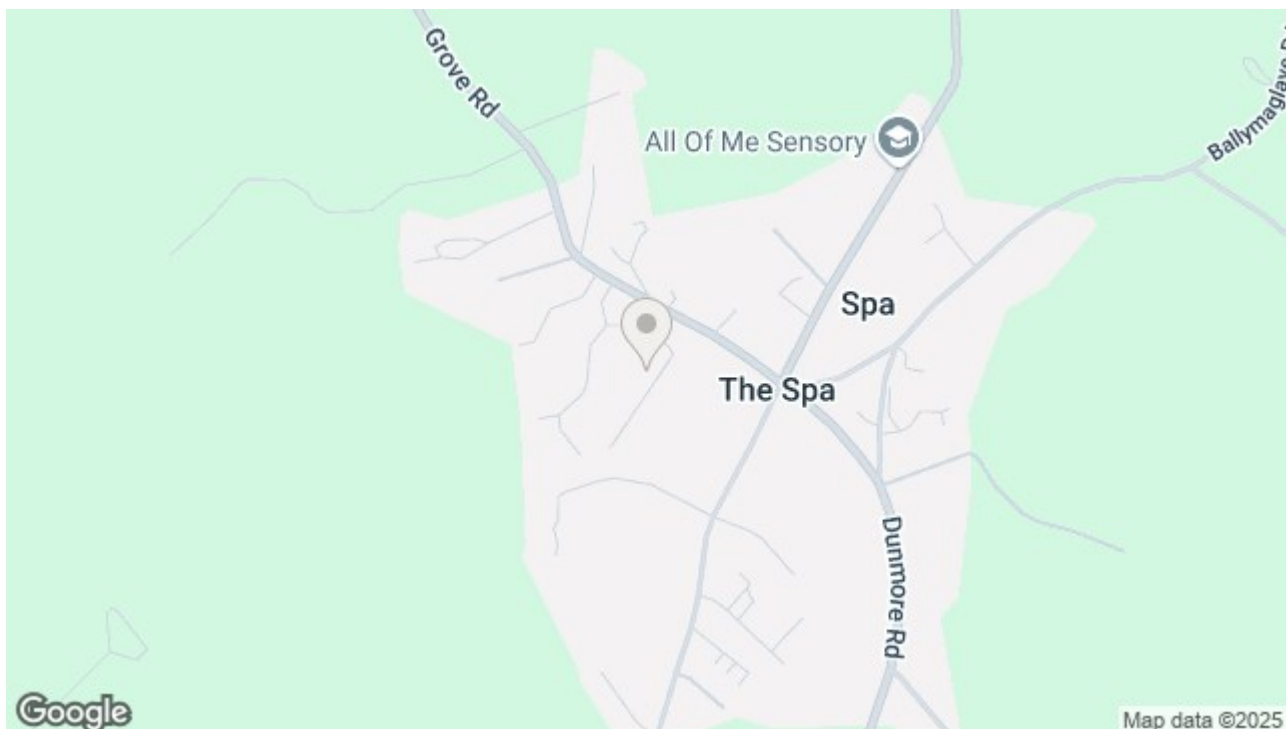




16 CARNGLAVE MANOR, SPA, BALLYNAHINCH, DOWN, BT24 8XE

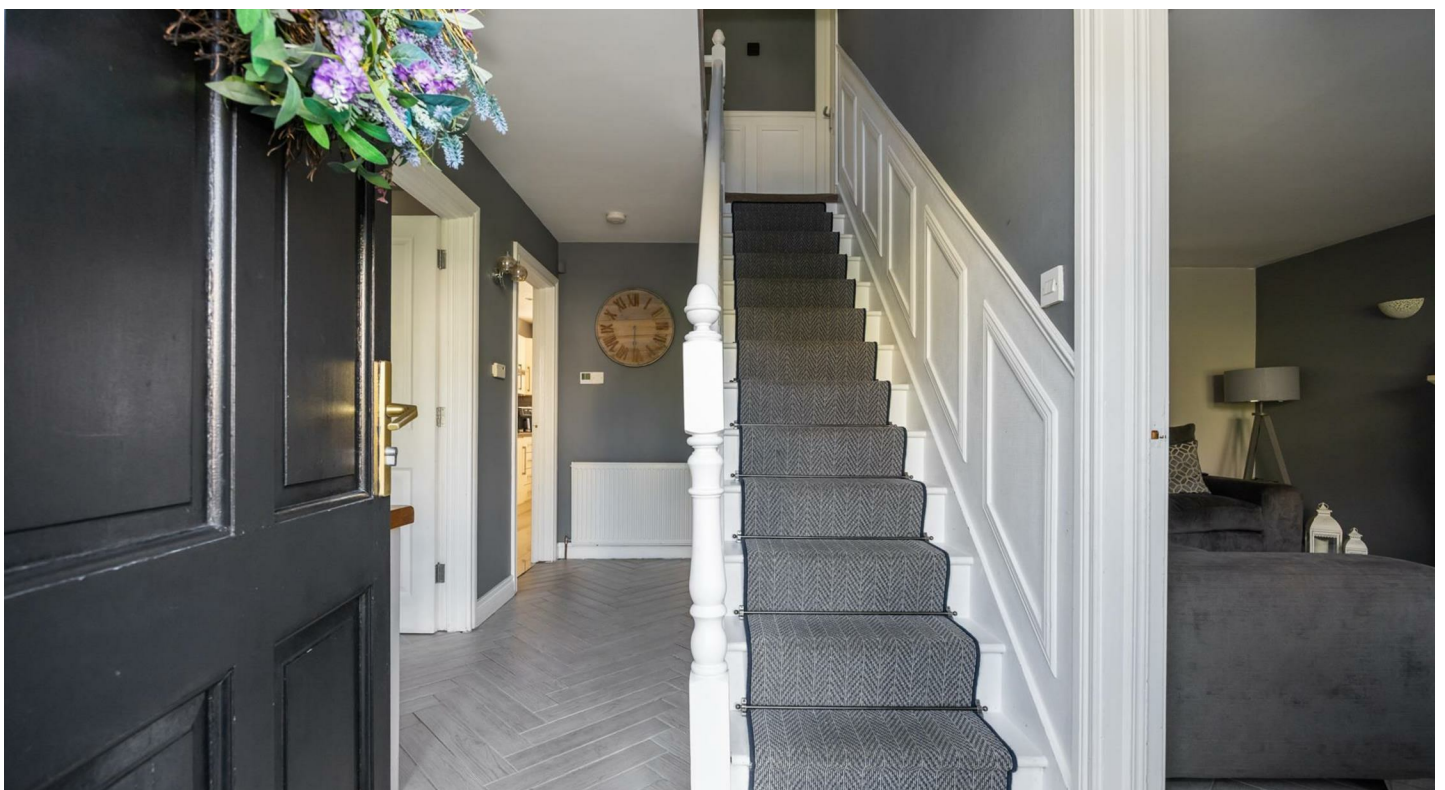


£295,000



We are delighted to offer for sale this stunning detached family home located on a mature site in this quiet cul de sac of this historical hamlet. 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. The spacious accommodation comprises entrance hall, living room, sitting room, large kitchen with living/ dining area, utility room and downstairs w.c. On the first floor there are four good sized bedrooms, master with ensuite and a family bathroom. Outside the rear of the property is beautifully presented with patio, decking, artificial grass and bbq area, along with a detached garage. 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.

This property is sure to appeal to many so early viewing is advised.



## At a glance:

- Four Bedrooms
- Living Room
- Beautifully Presented
- Garage
- Private Garden
- Master Bedroom Ensuite
- Family Room
- Kitchen/ Living/ Dining Area
- Detached Property
- Great Location

### Entrance Hall

13'11" x 6'9"

Spacious entrance hall with tiled floor.

### WC

6'0" x 2'4"

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

### Kitchen/ Living/ Diner

15'8" x 31'0"

A range of high and low level units including stainless steel sink unit, gas hob, integrated double over, recess for American Fridge Freezer, integrated dish washed, wine fridge. Tiled floor and splash area. Double door to rear.

### Utility

6'7" x 6'10"

Low level units with space for washing machine and tumble dryer. Door to rear. Tiled floor and splash.

### Living Room

15'9" x 11'9"

Bright spacious living room with tiled flooring a feature fireplace with stove.

### Sitting Room

12'8" x 11'10"

Tiled flooring. Feature media wall with electric fireplace.

### Landing

18'0" x 9'10"

Window to front, door to:

### Master Bedroom

14'9" x 11'10"

Front facing room with ensuite

### En-suite

7'7" x 6'4"

White suite comprising low flush w.c, wash hand basin and shower cubicle.

### Bedroom 2

12'5" x 11'9"

Front facing bedroom.

### Bathroom

8'9" x 8'9"

White suite comprising low flush w.c, his and hers wash hand basin, shower cubicle and bath. Tiled floor and walls. Heated towel rail.

### Bedroom 3

13'0" x 11'9"

Rear facing bedroom.

### Bedroom 4

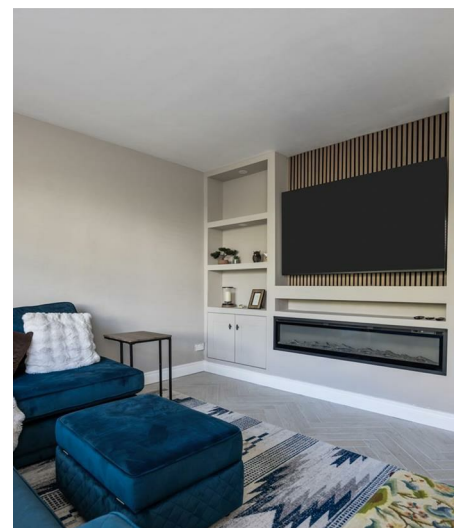
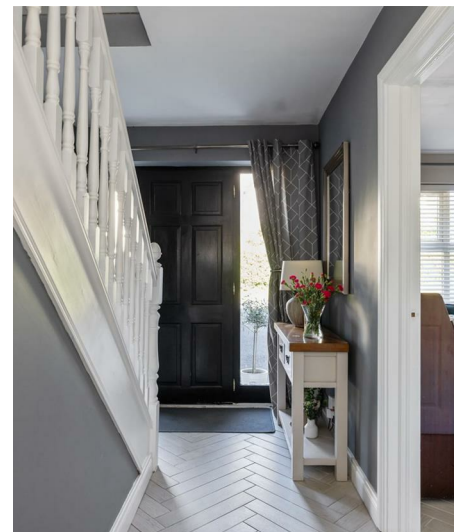
9'9" x 9'10"

Rear facing bedroom.

### GARAGE

18'6" x 10'9"

Power and light.





## Outside

To the front is a tarmac driveway with ample parking and gardens laid out in lawns.

To the rear is a mature garden with patio area, decking, bbq area and garden with artificial grass.























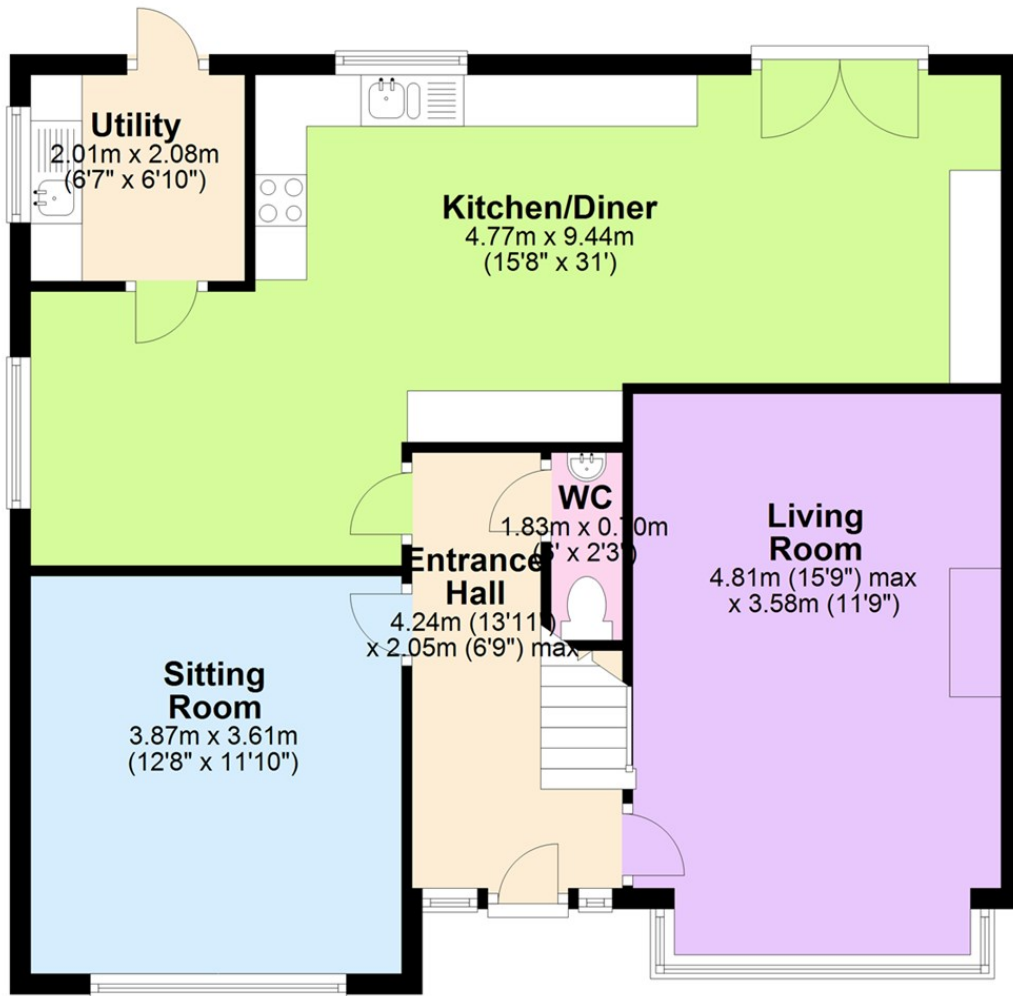




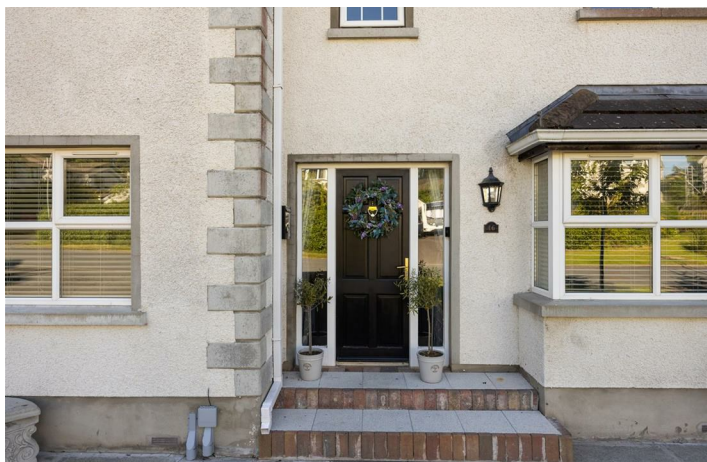
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	1
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



## 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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RENTAL DIVISION  
028 9070 1000

**PRS** Property  
Redress  
Scheme

**OFT**  
Approved code

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