



82 Manse Road, Carryduff, Belfast, BT8 8AE

Offers Over £465,000

Manse Road in Carryduff is located directly off the Saintfield Road, opposite the entrance to Lets Go Hydro. The location offers the best of both worlds, surrounded by open countryside, with excellent views to the Mourne Mountains, whilst only a short walk or car ride to local transport links and main arterial routes to most parts of the City and leading schools both primary and post primary.

Situated on a large plot (c 0.7 of an acre) this detached home represents an excellent opportunity for those hoping to purchase a family home with the space to extend or enjoy the garden with the family.

Internally there are four bedrooms, a spacious lounge to the front with lovely views, kitchen open to dining room which in turn is open to the Sun room.

From the kitchen there is direct access to the utility area which in turn leads down to the basement area, incorporating the double garage and additional storage room.

An excellent home with great potential to extend and create your dream home.

- Detached Split Level Detached Home
- Three Receptions
- Utility With access to Basement Level
- Oil Heating/Double Glazed
- Additional Corrugated Storage Shed
- Four Double Bedrooms
- Fitted Kitchen
- White Bathroom Suite & Separate Shower
- Driveway With Ample Parking Leading Round To Double Garage
- Large Site (c0 .7 Acre) With Gardens Front Side & Rear

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	52
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

The Accommodation Comprises



Pvc glass panelled front door with glazed side panels. Glass panelled inner door. Tiled flooring.
Cloak room.



Lounge 20'8 x 12'9 (6.30m x 3.89m)



Cats iron wood burning stove, heats up water. Wooden mantle. Timber flooring. Spot-lights.



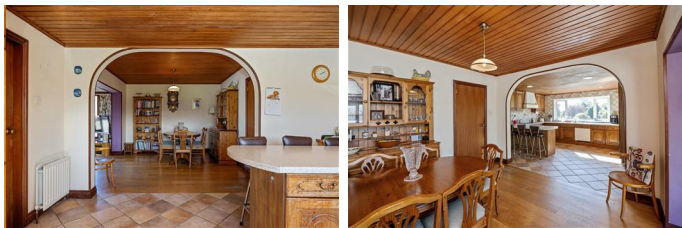
Fitted Kitchen 13'8 x 13'1 (4.17m x 3.99m)



Full range of high and low level units, single drainer 1 1/4 bowl sink unit with mixer taps, 4 ring hob, overhead extractor fan, double oven, breakfast bar, integrated dish-washer. Open to dining room and sun room. Tiled walls and tiled floor.



Dining Room 11'6 x 11'0 (3.51m x 3.35m)



Sun Room 12'2 x 9'5 (3.71m x 2.87m)



Double doors to garden / patio.



Utility Room 13'0 x 6'9 (3.96m x 2.06m)



Range of fitted units, single drainer sink unit with mixer taps. Tiled flooring. Access to basement, double garage and storage room.

Bedroom One 12'7 x 9;8 (3.84m x 2.74m;2.44m)



Built in furniture. Laminate flooring.



Bedroom Two 11'7 x 10'9 (3.53m x 3.28m)



Built in bedroom furniture.



Bedroom Three 13'7 x 9'8 (4.14m x 2.95m)



Laminate flooring.

Bedroom Four 13'2 x 7'8 (4.01m x 2.34m)

Built in robes.

White Bathroom Suite



Comprising tiled bath with mixer taps, wash hand basin with mixer taps and storage below. low flush w/c, Tiled walls and floor.



Separate Wet Area

Shower area. Tiled flooring. Shower unit.

Inner Hallway

Hot-press. Access to roof space via fold down ladder, fantastic space, potential for conversion, subject to building control approval.

Outside Front

Large site with garden laid in lawn to front side and rear garden.

Driveway with ample parking leading to double garage and also the rear of the house.

Double Garage/Basement Level 19'4 x 18'9 (5.89m x 5.72m)

Twin doors, light and power. Access to additional storage room.

Additional Storage Room 19'3 x 16'3 (5.87m x 4.95m)

Housing an open fire.

Gardens

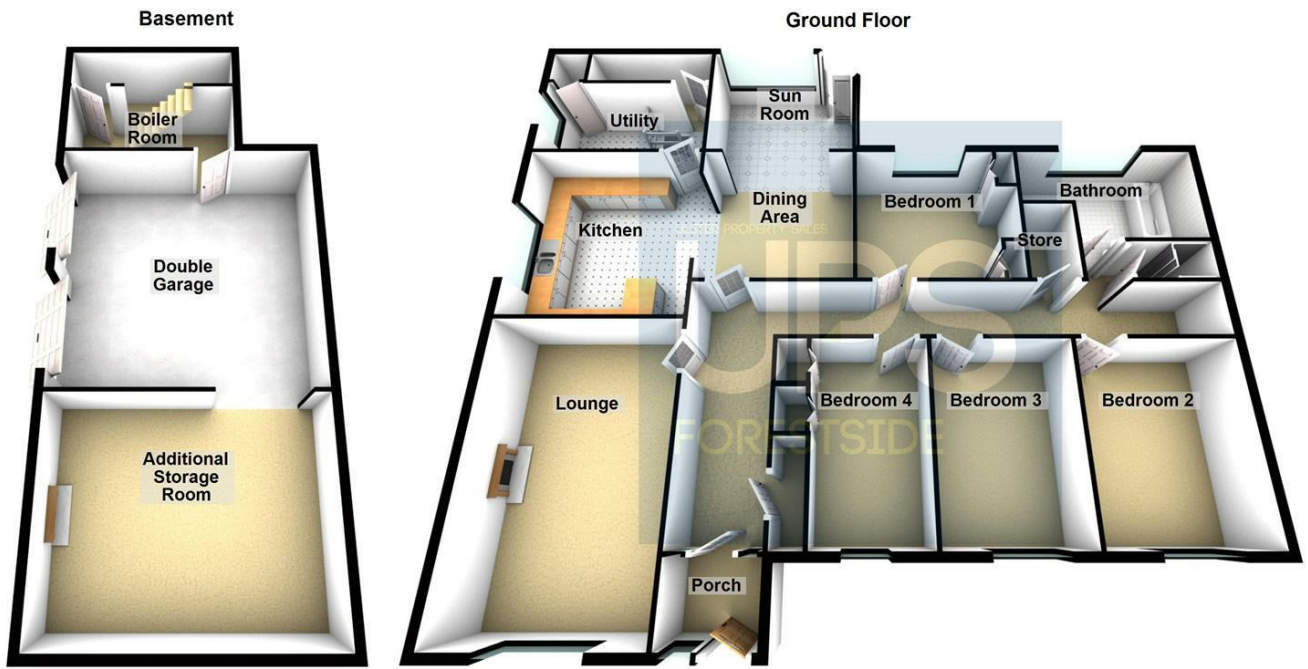


Fantastic gardens front side and rear with mature trees and shrubs.
Large corrugated storage shed, additional wooden summer house.



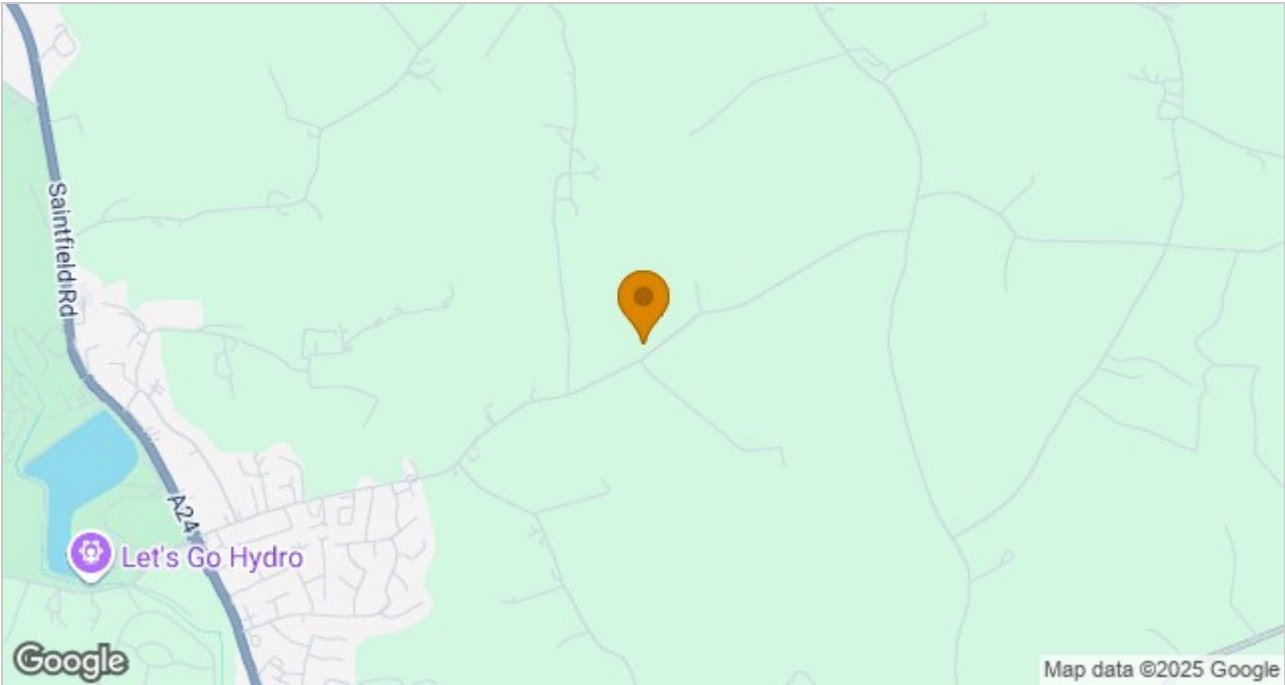


Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.
Plan produced using PlanUp.

Area Map



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