



14 Manse Road, Carryduff, BT8 8DA

Asking Price £229,950

14 Manse Road is a detached bungalow centrally positioned on a large site offering convenience to the Saintfield Road with superb transport links to Belfast and out towards Saintfield and Ballynahinch. For those with young families there are superb local schools within walking distance and local clubs offering an array of sports activities.

Internally the property comprises three bedrooms, one reception room, modern fitted kitchen with direct access to a upvc conservatory and white bathroom suite with separate shower cubicle. With a fantastic roof space and attached garage this property offers great potential to alter and extend the existing foot print to create your dream home.

An excellent home in a superb location.

- Detached Bungalow Situated On A Large Site
- One Reception Room
- UPvc Conservatory Overlooking Garden
- Gas Heating/Double Glazing
- Attached Garage With Utility Area To Rear
- Three Bedrooms
- Modern Fitted Kitchen
- White Bathroom Suite With Separate Shower Cubicle
- Block Paved Driveway With Ample Parking For Several Cars
- Fantastic Rear Gardens That Captures The Afternoon & Evening Sun

| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 58 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| Northern Ireland | | | |

71

58

EU Directive 2002/91/EC



Entrance Hall



Open entrance porch. Pvc glass panelled front door to entrance hall. Laminate flooring. Built in storage. Hot-press. Access to the roof-space.

Lounge 14'0 x 12'1 (4.27m x 3.68m)



Marble fire-place with gas fire.



Dining Room/Bedroom Three 14'2 x 10'1 (4.32m x 3.07m)



Fitted Kitchen 12'5 x 9'1 (3.78m x 2.77m)



Full range of high and low level units, granite work surfaces and up stands. single drainer stainless steel with mixer taps. Integrated fridge , stainless steel overhead extractor fan, breakfast bar. Tiled flooring. Oak panelled ceiling with spot-lights. Access to conservatory.

Upvc Conservatory 12'0 x 10'2 (3.66m x 3.10m)



At widest Points. Tiled flooring. Access to rear garden and patio.

Bedroom One 12'0 x 10'9 (3.66m x 3.28m)



Wall to wall mirrored sliding robes. Laminate flooring.



Bedroom Two 10'6 x 10'3 (3.20m x 3.12m)



At widest points. Double mirrored sliding robes.



White Bathroom Suite



Comprising panelled bath with mixer taps, wash hand basin with mixer taps and storage below. Separate corner shower cubicle with chrome unit. Tongue and groove ceiling with spot-lights. Tiled flooring. Heated chrome towel rail.



Outside Front

Large front garden laid in lawns. Brick paved driveway with ample parking for several cars leading to attached garage.

Attached Garage 17'0 x 8'0 (5.18m x 2.44m)

Roller door. Light and power. Utility area (8'0 x 6'5) to the rear of the garage. plumbed for washing machine.

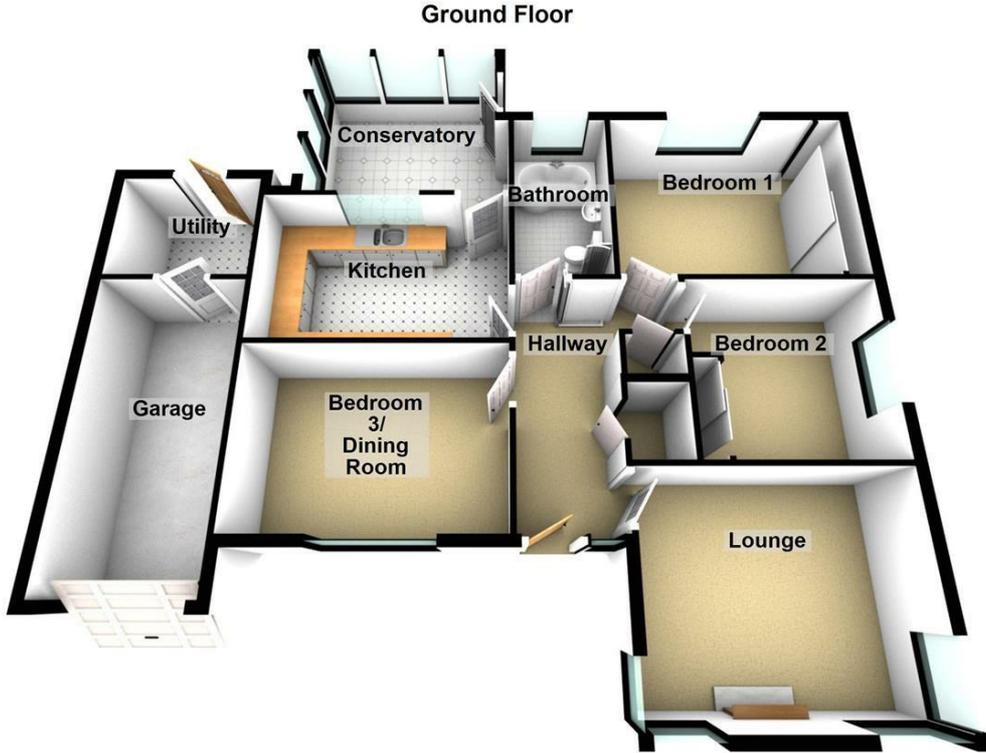
Outside Rear



From the conservatory access is provided to rear patio and purpose built storage facility. Several steps lead up to superb gardens laid in lawns that capture the afternoon and evening sun, bordered by mature hedging.

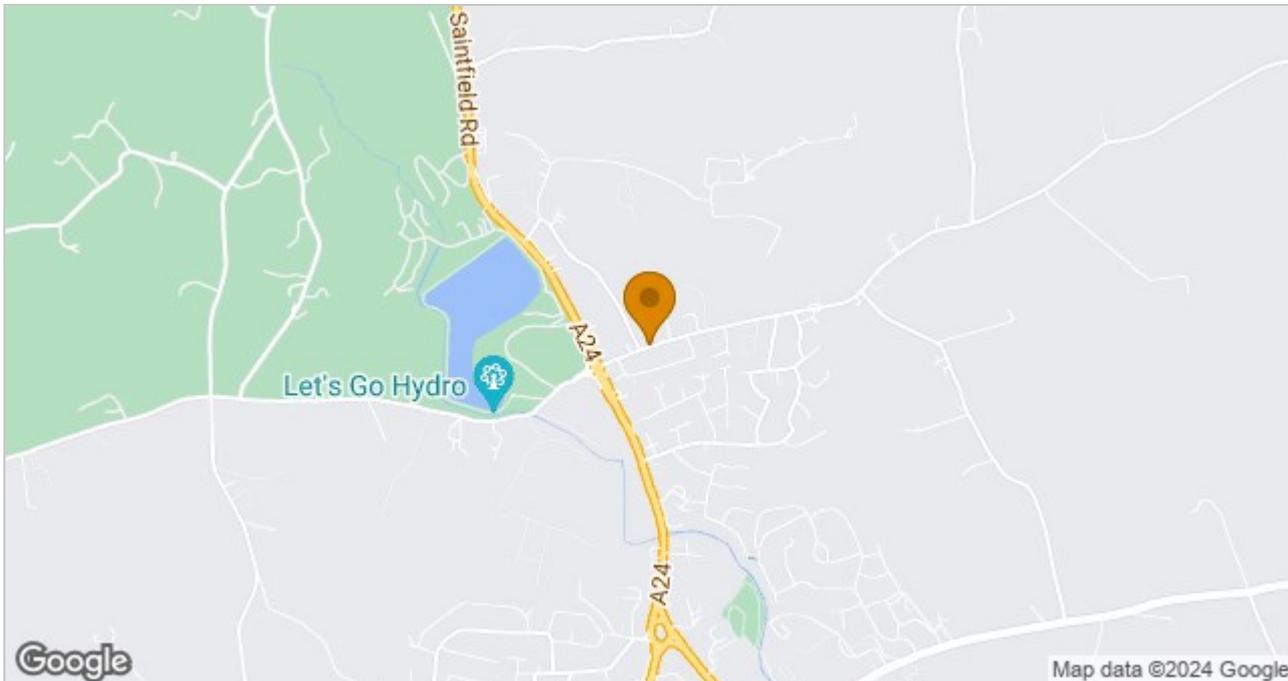


Floor Plan



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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