



**8A Manse Road
Seaforde
BT30 8PD**

Offers In The Region Of £430,000

- Beautifully Presented Detached Chalet Style Bungalow
- Adaptable Accommodation Ideal for the Growing Family
- Sitting Room & Open Plan Luxury Kitchen/Living
- Six Bedrooms
- Bathroom & Shower Room
- Dedicated Entertainment Patio Area
- Detached Garage , Carport & Hardstanding with Separate Entrance
- Excellent Work from Home Space suitable for a variety of uses
- Great Mature Site with Gardens, Front, Side & Rear

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		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC





Discover the perfect blend of luxury, comfort and practicality in this stunning detached chalet bungalow. Offering a tranquil retreat on the outskirts of Seaforde yet conveniently close to main routes to Belfast or Newcastle this property is ideal for those seeking a harmonious lifestyle. The accommodation lends itself to adaptable living space for the growing family and ultimate outdoor living with a spacious well kept garden and a dedicated enclosed courtyard an ideal entertainment area, whether hosting summer bbq's, family gatherings or a safe play area for young children. The property further benefits from an excellent work from home space, a large hardstanding and two garages suitable for a variety of uses! Contact Ballynahinch@quinnestateagents.com

Ground Floor

PVC Entrance door to welcoming entrance hall, sitting room with bay window and country views. Luxury kitchen, open plan living room with stove & back boiler. Utility room, cloakroom, three double bedrooms & deluxe shower room.

First Floor

The first floor is approached by an open tread staircase to spacious landing leading to three double bedrooms, deluxe bathroom and excellent storage into eaves.

Outside

The property has been well cared inside and out and benefits from pvc

double glazing, fascia, downpipes & oil heating. There is ample parking to front with a double garage and car port. The excellent courtyard to the side of the property is totally enclosed with great entertainment space. The detached purpose built garaging has a separate section presently set up as a spacious gym with w.c and could be a equipped work from home area offering a quiet and productive environment and could be used for a variety of uses subject to the appropriate approvals. There is a spacious hardstanding with a separate entrance and provides flexibility from additional parking to

storage for recreational or business vehicles.

Mortgage Advice

If you require financial advice to buy this property, we are more than happy to recommend Laura McClean from Ritchie & McClean Mortgage Solutions. Laura can be contacted on 07731435310



For any enquiry relating to this property, please contact

Background User

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Ballynahinch BT24 8AB
028 9756 4400

Downpatrick Branch

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Downpatrick BT3 06LR
028 4461 2100

Banbridge Branch

18 Bridge Street
Banbridge BT32 3JS
028 4062 2226

General Enquiries

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Location



Ground Floor



First Floor



Terms & Conditions: Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by thorough inspection of the property and we recommend that any prospective purchaser should employ the professional services of a building surveyor and consider their findings prior to entering into contract. All such fees associated with this work will be the responsibility of the prospective purchaser regardless of whether the sale completes or not. In addition, none of the appliances or installations have been tested in any way whatsoever and it is our recommendation that a purchaser should fully satisfy themselves by employing an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room and should not be relied upon as completely accurate. You should not make decisions based on the measurements provided and double check measurements at all times. 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.

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