



19 Manse Road, Saintfield Road, Carryduff, BT8 8DA

Asking Price £199,950

Situated just off Manse Road in Carryduff, this detached bungalow is close to transport links into and out of Belfast, Saintfield & Ballynahinch as well as the convenience shopping at the recently opened Nicholl garage with a Centra and also the established Brackenvale Garage.

Internal accommodation comprises three bedrooms, spacious lounge, fitted kitchen with access to Upvc conservatory and white bathroom suite.

In addition the property benefits from an oil heating system, double glazing, driveway with parking leading to a detached garage and mature front & rear gardens laid in lawns.

An excellent home offering a superb opportunity for those downsizing or wanting to create a larger family home by potentially converting the roof space.

- Detached Bungalow
- One Reception
- White Bathroom Suite
- Double Glazing
- Detached Garage
- Three Bedrooms
- Fitted Kitchen
- Oil Heating
- Driveway With Ample Parking
- Enclosed Rear Gardens

Energy Efficiency Rating		Current	Potential
(92-100)	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			
		65	21
Northern Ireland		EU Directive 2002/91/EC	



The Accommodation Comprises



Open entrance porch, glass panelled front door with glazed side panel to entrance hall.

Lounge 15'0 x 11'9 (4.57m x 3.58m)



Tiled fire-place with wooden surround housing an open fire.



Fitted Kitchen 10'0 x 9'1 (3.05m x 2.77m)



Full range of high and low level units, single drainer sink unit with mixer taps. Plumbed for washing machine. Direct access to lean to pvc conservatory.

Lean to Conservatory



Access to patio garden.

Bedroom One 14'0 x 10'9 (4.27m x 3.28m)



Bedroom Two / Dining Room 11'11 x 11'8 (3.63m x 3.56m)





Bedroom Three 10'0 x 7'9 (3.05m x 2.36m)



White Bathroom Suite



White bathroom suite comprising tiled bath panel, pedestal wash hand basin, low flush w.c

Inner Hallway

Access to roof-space via fold down ladder. Floored with 2 skylights.

Outside Front

Front garden laid in lawn. Driveway with parking leading to a detached garage.

Detached Garage

Roller Door.

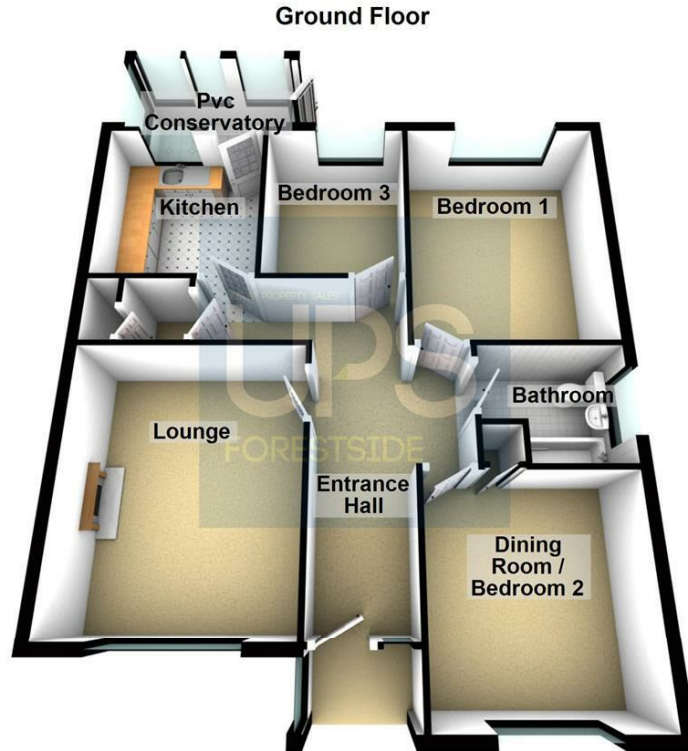
Outside Rear



Flagged patio area with garden laid lawn. Bordered by timber fencing. Housed oil fired boiler. Pvc tank.

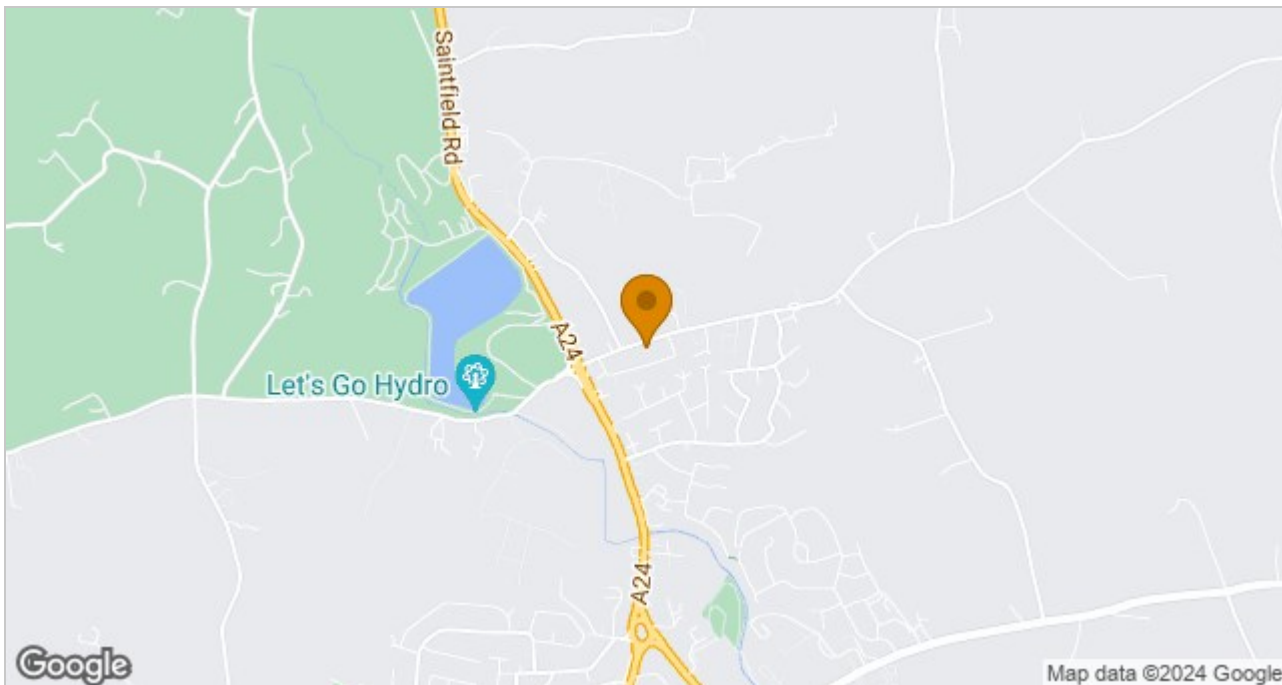


Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYMENA
028 2565 7700

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAUSEWAY COAST
0800 644 4432

CAVEHILL
028 9072 9270

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000

Forestsides Estates Ltd; Trading under licence as Ulster Property Sales (Forestsides) Reg. No. NI051121;
Registered Office: 9 Upper Crescent, Belfast B17 1NT
©Ulster Property Sales is a Registered Trademark

