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16 Manse Road

Kircubbin, Newtownards, BT22 1DR

"Think you've seen this house? Think again. There is so much more to 16 Manse Road, Kircubbin than meets the eye. You really must view it internally to have any idea of what a charming, beautiful and practical home this is. A beautiful blend of modern and quaint plus that garden & summer house! Wow!"
The property is presented to the highest of standards by its current owner and centres around a modern open plan kitchen/dining/sitting room, with integrated appliances, pantry and feature fireplace. The first floor offers 3 double bedrooms, including a master suite with walk in dressing room (potential 4th bedroom if required) and beautiful ensuite, plus a lovely family bathroom, offering both a bath & separate shower.
There is a separate formal lounge, with multi fuel stove, plus a ground floor WC & generous utility room. Externally there is a lovely mature garden, in lawn with paved patio and barbecue hut with pizza oven, which leads to a surprising "summer house" fully equipped with kitchen, lounge/bedroom and shower room - perfect for occassional guests, long summer evenings or even a dependent relative. The home benefits from uPVC TRIPLE glazing, oil fired central heating, electric heaters in the summer house, plus a generous tarmac parking area to the front with EV charger.
Located in a charming rural hamlet close to Kircubbin this home could be everything that you need.

Offers Around £375,000

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- Spacious, modern detached home with real charm
- 3 double bedrooms - Master with en-suite and dressing room (potential 4th bedroom)
- Open plan kitchen/living/dining area
- Luxury fitted kitchen with feature lighting, pantry & patio doors to rear garden
- Living room with feature cast iron fireplace
- Lounge with feature multi fuel stove
- Family bathroom with bath & separate shower - Ground floor utility & WC
- Oil fired central heating - uPVC TRIPLE glazing & fascia - EV Charger
- Private garden with brick built summer house & barbecue area
- Please see our website for full details.

Entrance

Entrance hall

Kitchen/dining room

17'11x11'8 (5.46mx3.56m)

Sitting room

14'7x9'9 (4.45mx2.97m)

Rear hallway

Lounge

12'7x11'8 (3.84mx3.56m)

WC

8'4x5'6 (2.54mx1.68m)

Utility room

12'7x8'3 (3.84mx2.51m)

Landing

Bathroom

8'9x7'8 (2.67mx2.34m)

Bedroom 1

18'6x9'7 (5.64mx2.92m)

En-suite

9'6x7'10 (2.90mx2.39m)

Dressing room/Potential 4th bedroom

8'8x7'8 (2.64mx2.34m)

Bedroom 2

13'4x12'6 (4.06mx3.81m)

Bedroom 3

14x12'6 (4.27mx3.81m)

Outside

Summer house

19'7x13 (5.97mx3.96m)

Tenure

Property misdescriptions



Directions















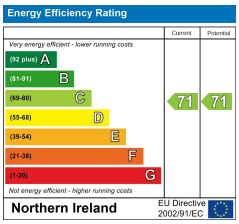


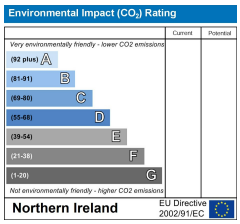
Floor Plan





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