

Ballynahinch Branch

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028 9756 4400

Downpatrick Branch

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Banbridge Branch

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Banbridge BT32 3JS
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General Enquiries

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For any enquiry relating to
this property, please contact

Carrie Mackin

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**28 Manse Road
Seaforde
BT30 8PD**

**Offers In The Region Of
£420,000**

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.

- Detached Bungalow
- Recently Renovated to a High Standard
- Four Bedrooms, Master to Include Ensuite
- Spacious Lounge with Featured Stove
- Newly Fitted Kitchen with Centre Island
- Butlers Pantry and Utility Room
- Double Integral Garage
- Extensive Gardens
- Potential to Repurpose Outside Stores
- Chain Free Sale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	61
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		





Directions

Traveling from Ballynahinch along the main Newcastle Road towards Seaforde, Take the Manse Road on the right. Follow the road for approx. 0.5 miles and 28 Manse Road will be on the left.

This exquisite detached house on Manse Road offers a perfect blend of modern living and serene countryside charm.

One of the standout features of this residence is the beautifully landscaped gardens that envelop the home. These expansive outdoor spaces create a tranquil oasis, ideal for unwinding amidst the beauty of nature. The gardens not only enhance the aesthetic appeal of the property but also offer a sense of seclusion and serenity that is increasingly rare in today’s world.

The house has been recently renovated throughout, allowing you to simply move in and enjoy the modern comforts it has to offer. The well-designed layout includes a Master suite with ensuite, Butler’s pantry and a utility room, adding to the practicality of the home. Additionally, the double integral garage provides secure parking and extra storage space.

Furthermore, there is potential to repurpose the outside open storage/store rooms, providing even more opportunities to personalise this lovely home. This property is not just a house; it is a place where you can create lasting memories in a peaceful and picturesque setting

Accommodation

The property comprises bright entrance hall offering access to the living room with stove and brick surround, newly fitted kitchen with a range of high and low level units with centre island. The kitchen has an integrated hob, oven and dishwasher, the kitchen also offers access to the butlers pantry with recess for an American Fridge Freezer (to be included), the utility room, the double garage and external door to the rear of the property. Leading back into the hallway you can access four double bedrooms with the master to include an ensuite shower room, with corner shower cubicle, linen closet and bathroom with free standing bath and walk in shower.

Outside/Location

As you approach the property, you are welcomed by a gated tarmac driveway that leads you to a home surrounded by wrap-around gardens, adorned with mature plants that have been thoughtfully arranged to create a serene outdoor space. One of the standout features of this home is the elevated paved area, which provides stunning views over the picturesque countryside. There is also an open outside store and three enclosed stores.

Seaforde itself is a delightful village, offering a warm community atmosphere while being conveniently located just a short distance from the bustling towns of Ballynahinch and Newcastle. For those who enjoy the great outdoors, a newly formed woodland walk nearby presents a unique opportunity to explore peaceful mixed woodlands, making it an ideal spot for leisurely strolls or invigorating walks.

With Newcastle only approximately seven miles away and the beautiful Murlough and Tyrella beaches within easy reach, this property is perfectly situated.

Mortgage Advice

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

Contact

For more information or to schedule your own private appointment to see this property, please call Carrie on 02897564400 today or email all enquiries to ballynahinch@quinnestateagents.com

