



4 Manse Road
Carryduff, BT8 8DA

Price
£259,950



- Beautifully extended and completely refurbished detached bungalow
- Three well appointed Bedrooms with option of further Bedroom/Lounge
- Large open plan Kitchen/Dining room with modern bespoke Kitchen and
- Separate Utility Room to include sink drainer unit, high and low level units and plumbed for washing machine
- Rewired, new plumbing and gas central heating
- Stunning Bathroom with tiled walls and floor, Sky light window, and luxury 4 piece

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	74	74
(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	



Description

This property presents a wonderful opportunity to purchase a beautifully extended and refurbished detached bungalow convenient to bustop and in close proximity to local shops, schools and amenities.

Extended and refurbished to a high standard and specification to include new; water supply, gas supply, electrical installation, central heating system, windows (both externally and internally), bespoke kitchen, bathroom, and utility room.

Early viewing is highly recommended.

Features

- Beautifully extended and completely refurbished detached bungalow
- Newly installed external meter box and internal electrical control panel
- Three well appointed Bedrooms with option of further Bedroom/Lounge
- Large open plan Kitchen/Dining room with modern bespoke Kitchen high level units including high and low level LED lighting. Plumbed for dishwasher
- Kitchen/Dinner and Bedroom/Lounge wired for TV and Telephone
- Neff gas hob and Bosch under counter oven installed. Fitted high level Fridge/Freezer housing
- Separate Utility Room to include sink drainer unit, high and low level units and plumbed for washing machine
- Property rewired to current electrical regulations with certification provided
- New plumbing systems to include pressurized water system to service high efficiency Worcester gas boiler, new high specification radiators and hot water



system

- Stunning Bathroom with tiled walls and floor, Sky light window, and luxury 4 piece Bathroom suite. Traditional radiator for heating
- LED lighting installed throughout property. High and low level LED lighting to Kitchen units, spotlights in Kitchen, Bathroom, and Bedroom/Lounge
- uPVC double glazing with external graphite colour and internal white colour
- New Mexicano style doors and 5" skirting installed, painted white
- External LED sensor security lighting
- Walls replastered and finished with high quality paint work
- Ceilings with new plasterboard, replastered and painted. Insulation (300mm) applied above ceilings
- Floors with 100mm of Kingspan insulation and 100mm and sand cement screed applied above
- Black uPVC fascia, soffit, guttering and downpipes for maintenance free usage
- Driveway finished in colour/granite gravel. Can accommodate multiple car parking
- Turfed front lawn with large secluded rear garden with rockery. Hardcored area to rear
- K-rendered external finish to existing brickwalls

Ground Floor

ENTRANCE HALL

Double glazed door to front, porcelain tiled floor, radiator, led spotlights, airing cupboard with shelving and enclosed manifold, access to roof space

SITTING ROOM/BEDROOM 4

4.15m x 3.56m (13' 7" x 11' 8")

Double glazed bay window to front, radiator, led spotlights

KITCHEN FAMILY ROOM





7.1m x 4.1m (23' 4" x 13' 5")

Double glazed bay window to front, double glazed window to side, 2 x radiators, porcelain tiled floor, high level television aerial and power point, bespoke fitted kitchen with range of high and low level units, single drainer sink unit with mixer taps, integrated 4 ring gas hob, integrated electric oven, integrated extractor hood, plumbed for dishwasher, space for enclosed fridge freezer, under cupboard and kickboard lighting

BATHROOM

2.68m x 2.42m (8' 10" x 7' 11")

Double glazed Velux rooflight window, porcelain tiled floor, tiled walls, high power extraction unit, luxury 4 piece suite comprising close coupled wc, curved panelled bath with mixer taps, wash hand basin with modern grey vanity unit under and mixer taps, corner shower cubicle with thermostatic high pressure shower and large rain style shower head, wall mounted led mirror, radiator and towel rail, led spotlights



BEDROOM (1):

3.48m x 3.34m (11' 5" x 10' 12")

Double glazed window to rear and side, radiator



UTILITY ROOM

1.86m x 1.79m (6' 1" x 5' 10")

Porcelain tiled floor, double glazed door to rear, radiator, range of base units and cupboards; single drainer sink unit with mixer taps, plumbed for washing machine, part tiled walls, led spotlights

BEDROOM (2):

4.65m x 3.16m (15' 3" x 10' 4")

Double glazed window to rear

BEDROOM (3):

3.34m x 9.m (10' 12" x 29' 6")

2X Double glazed windows to side, radiator

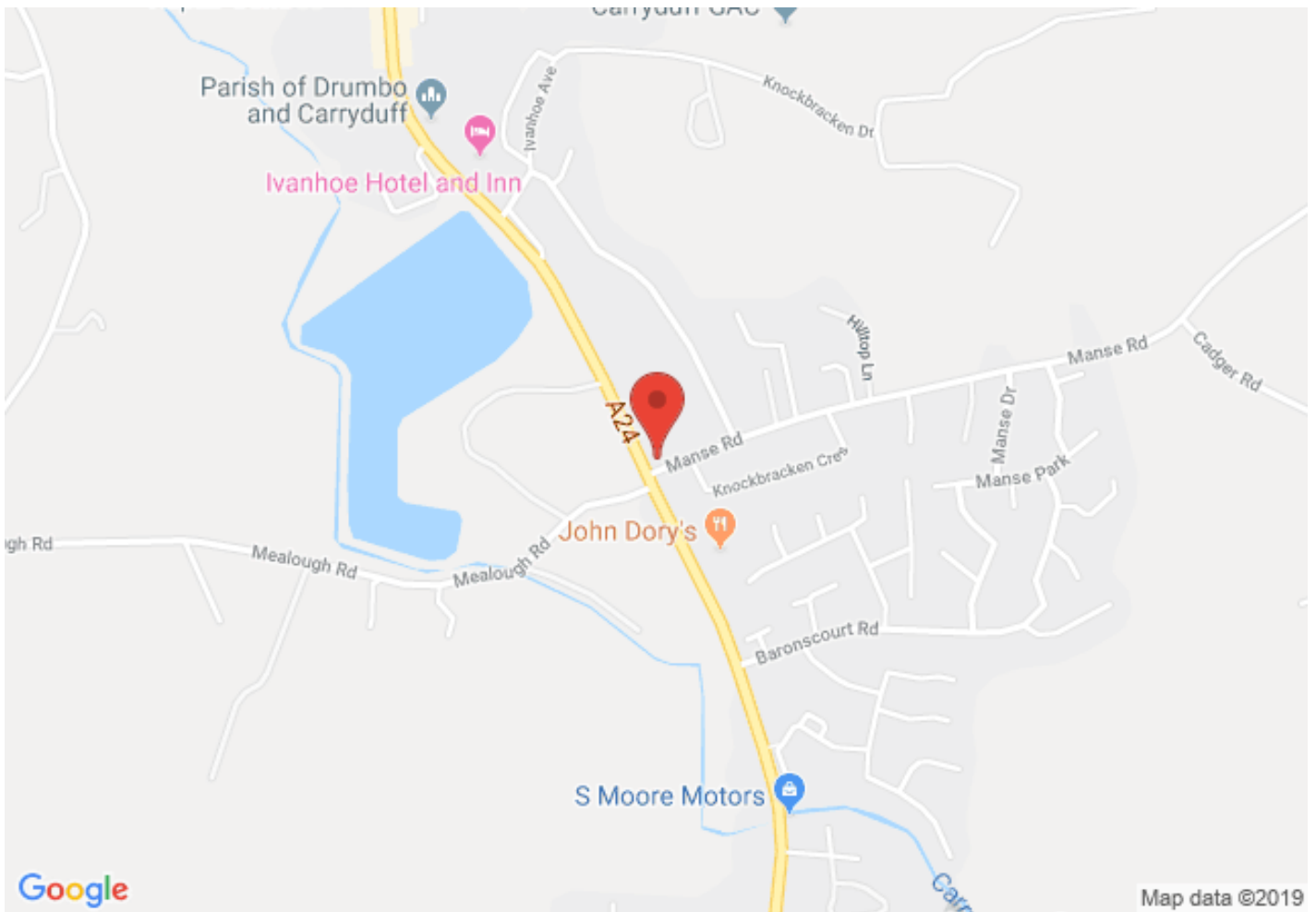
Outside

Front- Driveway to front and side for off street parking

Rear- Large rear garden laid to lawn



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