

Estate Agents &
Mortgage Specialists

Cowley

32 Manna Grove

Castlereagh, BT5 6AJ

Price: OA £265,000



32 Manna Grove, Castlereagh

Beautiful semi detached villa with superb extension to rear and extensive rear garden.

- Attractive paneled entrance hall with tiled floor and composite front door
- Lounge with bay window, fireplace and picture rail and cornice ceiling, wooden floor
- Cosy living room with wood burning stove, tiled floor
- Open plan to extended dining area & luxury kitchen with 2 velux windows & PVC French doors, tiled flooring
- Kitchen incorporates superb range off fitted shaker style units & porcelain sink unit, built in oven and induction hob
- 3 Bright bedrooms all with original features
- Deluxe bathroom incorporating shower cubicle
- PVC double glazed
- Gas fired central heating
- New Roof
- Detached garage
- Extensive rear garden laid out in lawns, patio with the seclusion of a mature tree line at Orangefield playing fields

A superb family home that has been beautifully renovated by the present owner combining a modern bespoke extension with many original period features throughout the property. The wow factor is undoubtedly the combined rear living room with cosy wood burning stove with open plan to casual or formal dining. The double French doors and the use of velux windows ensures maximum light in this beautiful shaker style kitchen with many integrated appliances, with an ease of access to an extensive and private rear garden for those lazy summer evenings.

We recommend immediate viewing.

ENTRANCE HALL:

PVC front door and frame, composite door. Tiled floor, feature paneled.

LOUNGE:

13'2" x 10'6" Feature fireplace, cast iron inset, picture rail, cornice ceiling, wooden flooring, bay window.



DINING ROOM:

11'8" x 10'5" Tiled floor, feature wood burning stove, cornice ceiling, low voltage lighting.



are you ready for a change

OPEN PLAN EXTENDED
DINING AREA &
LUXURY KITCHEN:

16'0" x 17'9" (at widest point) Tiled floor, single drainer porcelain sink, superb range of fitted high and low level shaker style units, induction hob, extractor hood, built in oven, plumbed for washing machine, integrated dish washer, 2 velux windows, low voltage lighting, French doors to patio.



FIRST FLOOR

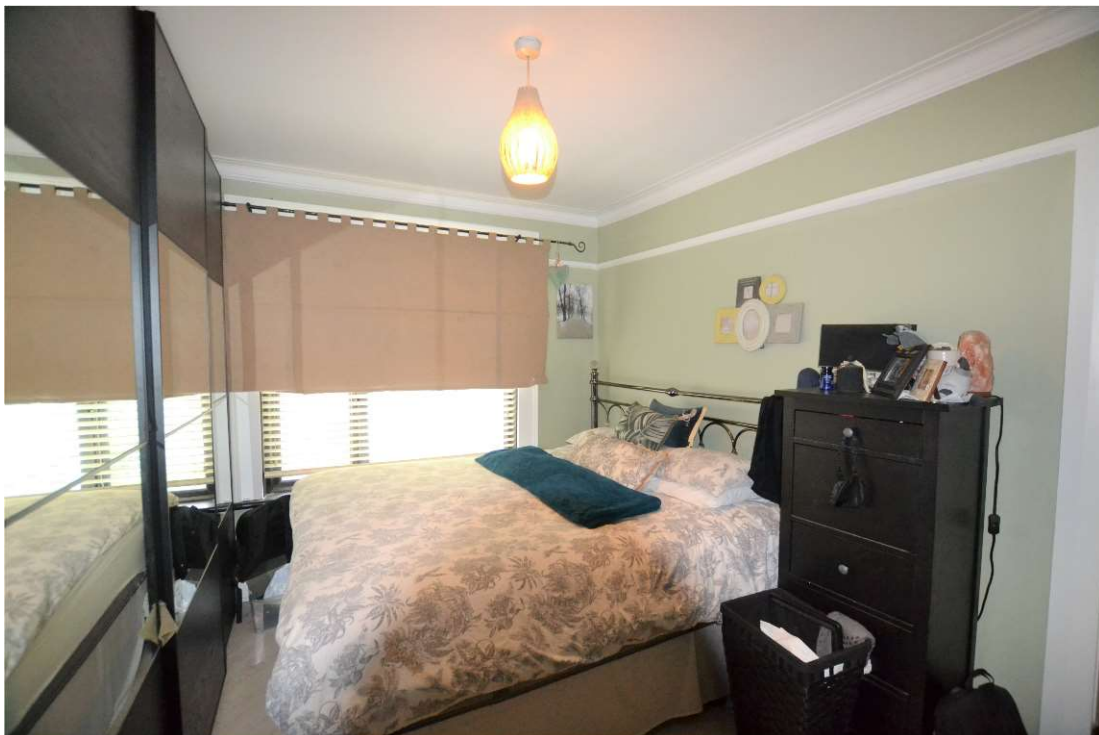
BEDROOM 1:

13'2" x 10'2" Built in wardrobe, cornice ceiling, picture rail.



BEDROOM 2:

11'9" x 10'0" Picture rail, cornice ceiling, laminate floor.



BEDROOM 3:

6'1" x 5'7" Picture rail, cornice ceiling, laminate floor.

DELUXE BATHROOM:

Paneled bath, mixer taps, shower cubicle, thermostatically controlled shower, pedestal wash hand basin, W.C., Par tiled walls, heated towel rail, low voltage lighting.



OUTSIDE:

Extensive gardens to rear, laid out in lawns, patio. Shed.

DETACHED
BRICK GARAGE:

19'3" x 8'3"



East Belfast Office
36 Cregagh Road, Belfast, BT6 9EQ
T: 028 9045 1248 F: 028 9073 9096

E: info@cowleyproperty.com
W: www.cowleyproperty.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

70 | c

72 | c



Keith Boyce DipPFS, Cert CII (MP)
Financial Adviser
36 Cregagh Road, Belfast, BT6 9EQ
T: 028 9073 2225 F: 028 9073 9096

E: keithboyce@mab.org.uk
W: mortgageadvicebureau.com/keithboyce