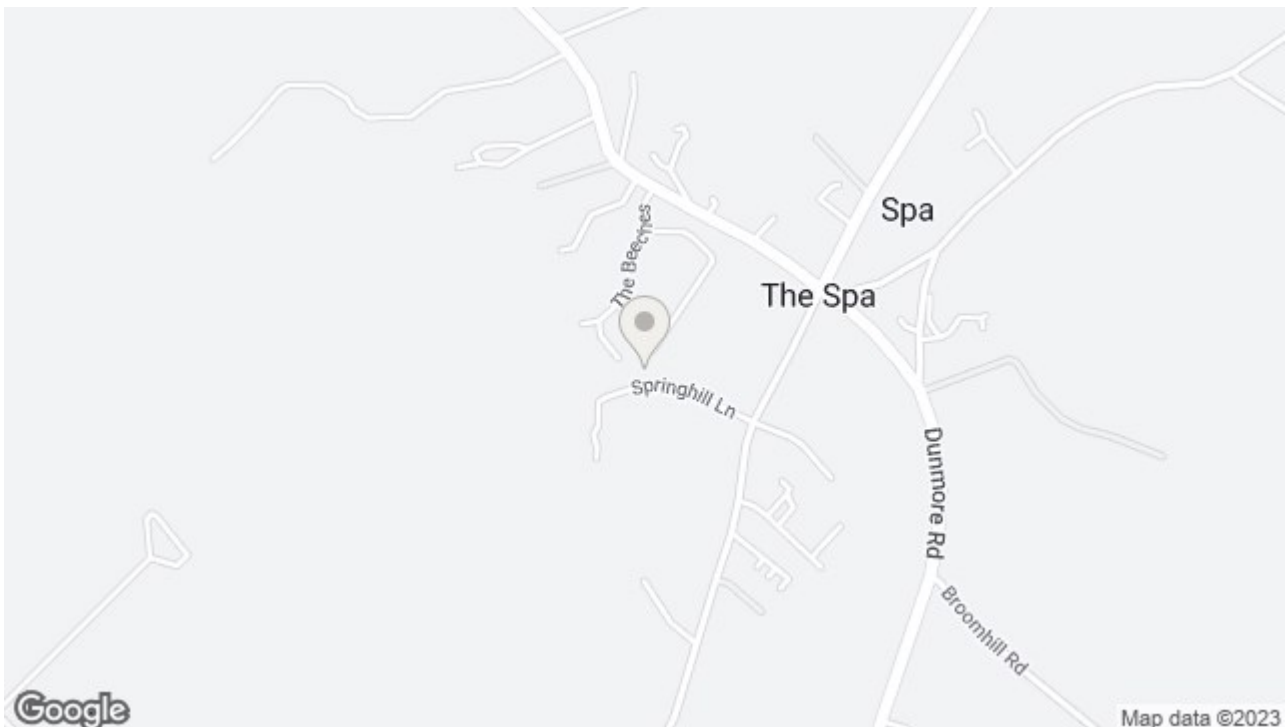




30 CARNGLAVE MANOR, BALLYNAHINCH, DOWN, BT24 8XE



OFFERS AROUND £325,000

We are delighted to offer for sale this beautifully presented family home in this quiet cul de sac in the ever popular historical hamlet of Spa just outside of Ballynahinch. On internal inspection you will fully appreciate the spacious and flexible family accommodation comprising four bedrooms, two with ensuite, (including master with ensuite and walk in wardrobe), family bathroom, office, living room, sitting room, kitchen with dining area and separate formal dining room, utility room, downstairs w.c. and integrated garage. Outside the property is set on a large spacious site with family friendly gardens making early viewing a must.

With its central location it is within walking distance of the local primary school and a short commute to an excellent range of leading Grammar and Secondary schools, churches and shops. For those with sporting interests Spa Golf Club and Ballynahinch Rugby Club are minutes away. Scenic walks and outdoor pursuits of various kinds are all within easy reach. The excellent family accommodation, beautifully presented both inside and out, leaves the purchaser little to do but move in.



At a glance:

- Large Detached Family Home
- Kitchen / Dining & Separate Utility Room
- 2 Reception Rooms with feature fireplaces
- 4 Bedrooms (Two with Ensuites)
- Well Maintained Gardens
- Integral Garage
- Formal Dining Room & Office
- Downstairs W/C & Family Bathroom
- incl Master Bedroom with Ensuite & Walk in Wardrobe
- Beautifully Presented Throughout

Entrance Hall

PVC front door and side pane windows leading into bright and spacious entrance hall with tiled floor.

Living Room

12'8" x 11'6"
Fireplace with decorative inset, slate hearth and wooden surround and mantle.

Sitting Room

16'8" x 12'8"
Fireplace with stone surround and hearth. Double doors through to dining room:

Dining Room

11'8" x 12'8"
Wooden laminate flooring. Door to kitchen:

Kitchen/Dining Room

11'8" x 22'2"
Range of high and low rise units with integrated sink and drainer with tiled splash backs. Recess for range style cooker with extractor fan. Integrated dish washer and fridge/freezer. Feature wine rack. Tiled floor. Space for dining. Double patio doors to rear garden.

Utility Room

8'3" x 14'8"
Range of high and low rise units with stainless steel sink and drainer. Recess for washing machine and tumble dryer. Tiled floor. Doors to garage and rear.

WC

2'11" x 6'6"
White suite encompassing low flush W/C and wash hand basin with feature splash back. Tiled floor.

Landing

15'10" x 6'7"
Spacious and bright landing with access to hot press.

Master Bedroom

16'1" x 14'7"
Front facing.

Walk-in Wardrobe

En-suite

White suite encompassing low flush W/C, vanity wash hand basin unit and walk in shower unit. Fully tiled walls and floor.

Bedroom 2

13'10" x 12'8"
Front facing.



En-suite

5'8" x 9'0"

White suite encompassing low flush W/C, vanity wash hand unit and shower. Towel radiator. Fully tiled walls and floor.

Bedroom 3

11'9" x 11'9"

Front facing.

Bedroom 4

8'9" x 13'0"

Rear facing.

Bathroom

White suite encompassing low flush W/C, wash hand basin and bath. Tiled walls and floor. Towel radiator.

Office/ Bedroom Five

8'9" x 12'8"

Rear facing. Built in storage units.

Garage

Up and over door. Power and light. Side door access.

OUTSIDE

To the front - the property is approached via a tarmaced driveway with ample space for off street parking and well maintained lawned areas

to the front and side with countryside views. To the rear - private enclosed rear garden with paved patio area, ideal for outside entertaining with built in feature red brick BBQ and flowerbeds with mature shrubbery.

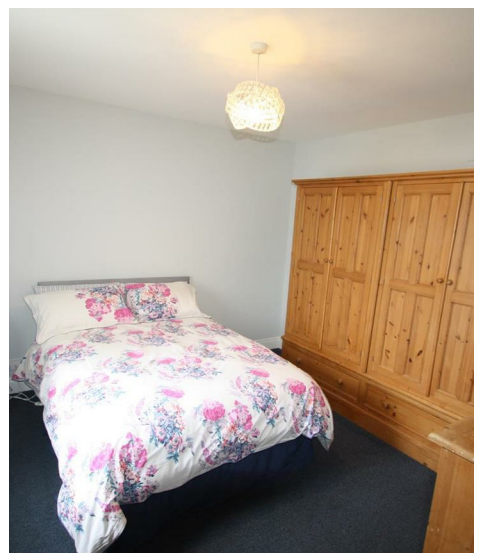










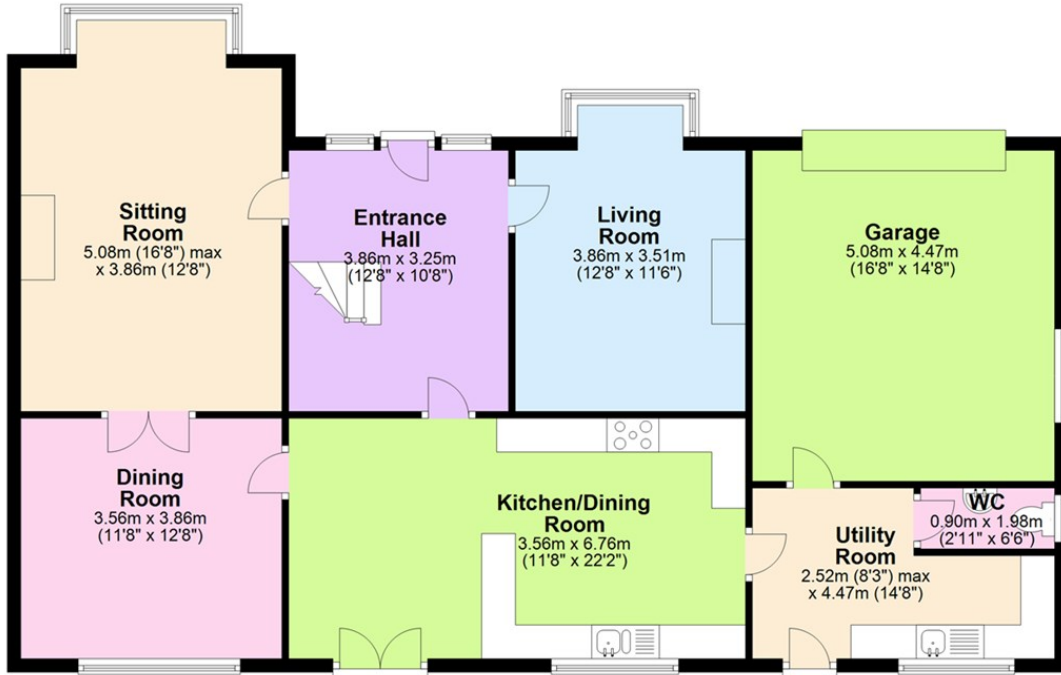






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

Ground Floor





Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 0289 756 1155.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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
028 7772 5192

CAVEHILL
028 9072 9270

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

RENTAL DIVISION
028 9070 1000

PRS Property Redress Scheme

OFT Approved code

Petrie Enterprises Ltd; Trading under licence as Ulster Property Sales (Ballymena) Gareth Dallas
©Ulster Property Sales is a Registered Trademark