



## 2 Manse Gate, Carryduff, BT8 8FH

**Asking Price £349,950**

**Public Notice**

Address: 2 Manse Gate Carryduff BT8 8FH

We are acting in the sale of the above property and have received an offer of £365,000.

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC rating 72

2 Manse Gate, Carryduff, Belfast is a spacious detached property that offers a perfect blend of comfort and style. This detached house boasts two reception rooms, large kitchen with casual dining area, utility room and downstairs w/c with four bedrooms plus study, master bedroom with en-suite, and family bathroom, on the first floor

Situated in a small exclusive development accessed via electric gates, this property ensures both privacy and security. The four bedrooms plus a study, with the master en-suite, offer flexibility for various needs - whether it's a home office or a guest room.

Conveniently located close to main arterial routes and leading schools, this home is ideal for families with children. The recent construction of this property means it offers great potential for personalisation and modern living.

An excellent home with great potential.

- Detached Family Home off Manse Road Carryduff
- Four Bedrooms, Plus Study, Master With En-Suite
- Fitted Kitchen / Dining
- Oil Fired Central Heating/Double Glazing
- Enclosed Rear Garden
- Shared Access Via Electric Gates
- Two Reception Rooms
- Utility Room & Downstairs W/C
- Parking To The Side Leading To Semi Detached Garage
- Popular Residential Location

Energy Efficiency Rating		Current	Potential
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	75
(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	

### Entrance Hall



Panelled front door with glazed side panels to entrance hall. Under-stairs storage. Tiled flooring.

### Down-stairs w.c



Sink unit with mixer taps. Low flush w.c

### Lounge 16'9 x 14'3 (5.11m x 4.34m)



Raised glazed fire place housing open fire.

### Living Room 17'9 x 12'2 (5.41m x 3.71m)



### Fitted Kitchen/Dining 22'6 x 18'3 (6.86m x 5.56m)



(at widest points) Shaker style fitted units, granite worktops, stainless steel sink unit with mixer taps. Tiled flooring. Pvc patio door to garden.

### Utility Room 11'4 x 5'7 (3.45m x 1.70m)

Plumbed for washing machine. Tiled flooring.

### First Floor

### Bedroom One 14'9 x 14'2 (4.50m x 4.32m )



Laminate flooring.

### En-Suite



Comprising walk in shower cubicle. wash hand basin with mixer taps and storage below, low flush w.c . Tiled flooring. Spot-lights.

### Bedroom Two 13'6 x 11'6 (4.11m x 3.51m)



Laminate flooring.

### Bedroom Three 16'1 x 10'8 (4.90m x 3.25m)



Laminate flooring.

### Bedroom Four 11'9 x 10'3 (3.58m x 3.12m)



### Bedroom Five / Study 7'5 x 7'4 (2.26m x 2.24m)



### White Bathroom Suite



White bathroom suite comprising panelled bath with mixer taps, wash hand basin with mixer taps and storage below. Low flush w.c  
Tiled flooring. Fully tiled walls. Spot-lights.

### Outside

The property is off Manse Road in Carryduff. Electric gates provide access to number 2, parking to the side leading to Semi Detached Garage

### Semi Detached Garage



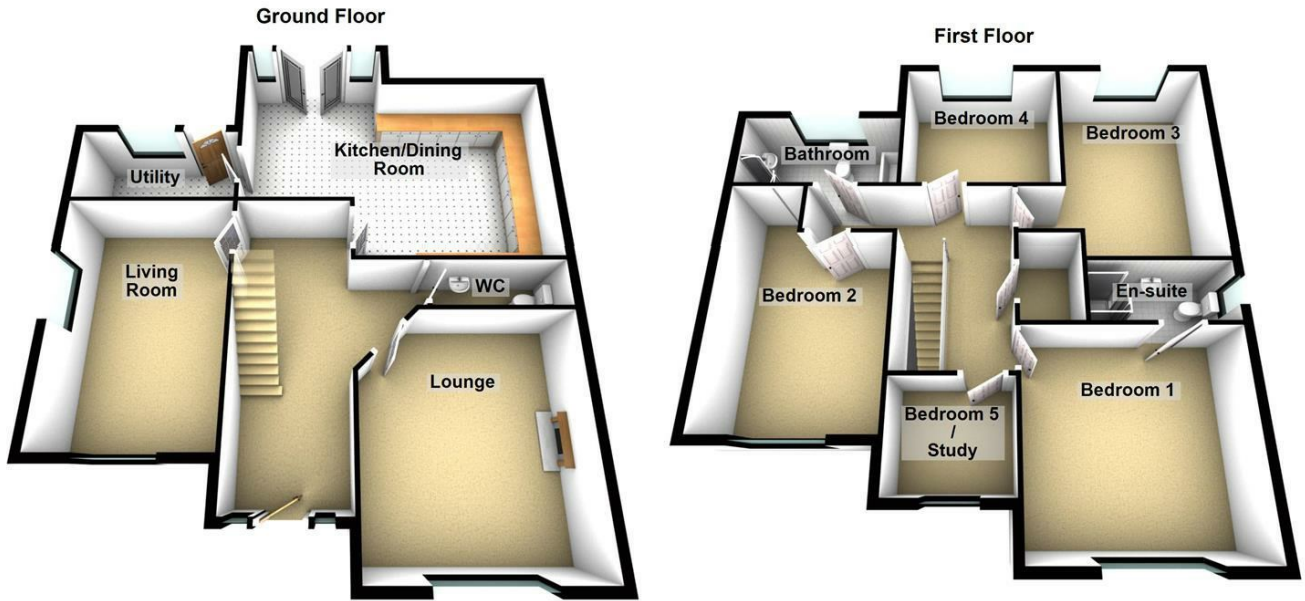
Up and over door.

### Outside Rear



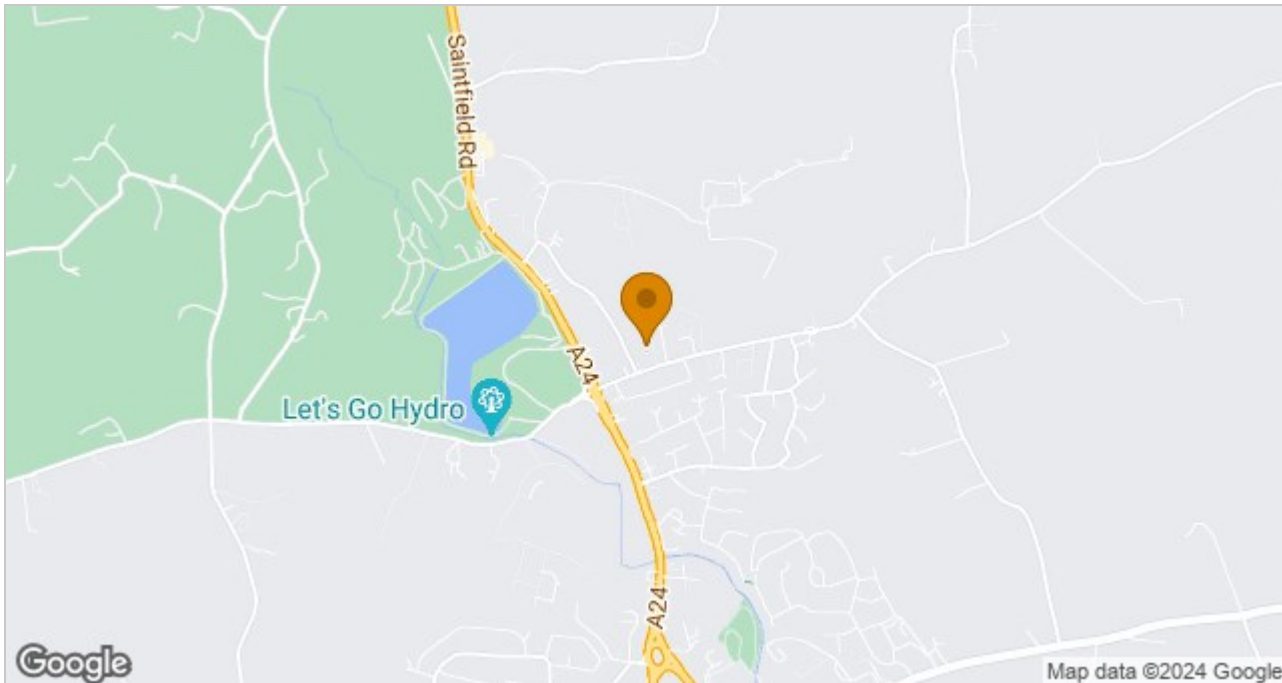
Enclosed rear gardens laid in lawns, patio area, bordered by timer fencing.

## Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.  
Plan produced using PlanUp.

## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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