

## 23A & 25 Manse Road , Carrowdore, BT22 2EY

\*\*\* FOR SALE IN 1 OR MORE LOTS \*\*\*

Lot 1 - Modern, detached 1 1/2 storey house extending to over 2,500 sq. ft. Beautifully presented throughout. Up to 5 bedrooms, 3 bathrooms, lounge, dining room, open plan kitchen/living/dining room. Estimated value in the region of £345,000.

Lot 2 - Detached cottage/bungalow. 2 bedrooms, kitchen/diner, bathroom. In need of complete renovation but in generally good condition. Most internal walls appear to be stud offering the potential to reconfigure the entire layout. Estimated value in the region of £165,000.

Lot 3 - 3 large sheds/workshops with clear business potential. Estimated value in the region of £70,000.

Lot 4 - Remainder of site currently in grass. Potential for planning for additional dwelling subject to relevant consents. Estimated value in the region of £30,000.

A unique property with obvious potential - Don't miss this opportunity.

**Offers Around £595,000**

# 23A & 25 Manse Road

, Carrowdore, BT22 2EY



- For sale in 1 or more lots
- Range of commercial sheds & outbuildings with business potential
- Potential development site subject to planning approval
- Modern, detached 5 bedroom home of approx 2,500 sq.ft.
- Entire site extending to approx 1.2 acres.
- ENQUIRES INVITED - TELL US WHAT YOU NEED AND WE'LL SEE WHAT WORKS.
- Detached bungalow in need of renovation
- Potential for multi generational accommodation + business
- FOR SALE ONLY - NO OPTION TO RENT

## Main house

## Detached cottage

## Large modern shed to rear

46x29 (14.02mx8.84m)

## Front shed

41'3x38'5 (12.57mx11.71m)

## Side shed

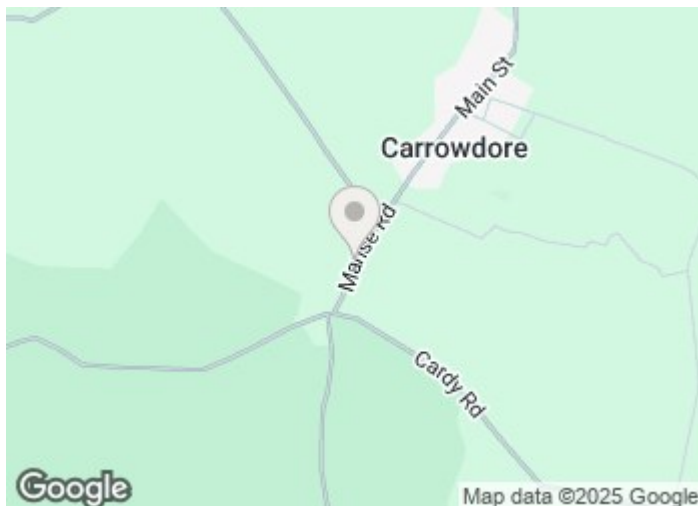
35'5x27'2 (10.80mx8.28m)

## Rear site

## Outside

## Tenure

## Property misdescriptions

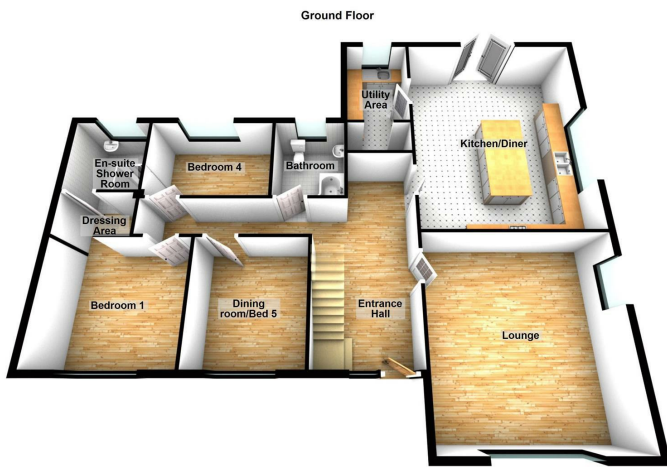


## Directions

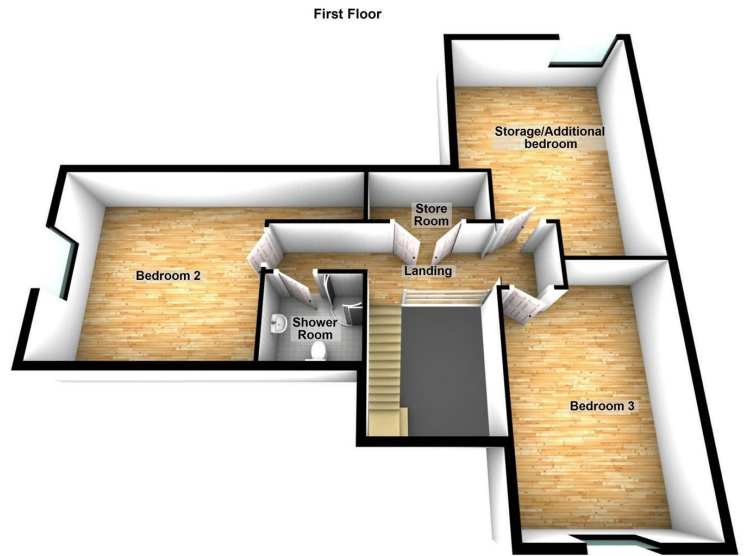
Located facing the junction of Ballyblack Road East and Manse Road, Carrowdore.



# Floor Plan



Images for illustrative purposes only and subject to change. Plan produced using Planific.



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.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>			<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>		
Northern Ireland	EU Directive 2002/91/EC		Northern Ireland	EU Directive 2002/91/EC	