

## 25 Manse Road , Carrowdore, BT22 2EY

In need of modernisation, this detached bungalow offers a great basis to start from.

It offers 2 ground floor bedrooms, a lounge with feature tiled fireplace, a spacious kitchen with dining area and a bathroom. There is a staircase to a partially floored roofspace.

It benefits from uPVC double glazing and oil fired central heating.

Externally there is a neat and tidy garden to the front plus a concrete parking area. The land to the left of the bungalow is also included.

**\*\*Sheds and outbuildings to rear are available via separate negotiation\*\*.**

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

**Offers Around £165,000**

# 25 Manse Road

, Carrowdore, BT22 2EY



- Detached bungalow in need of renovation
- Kitchen with dining area
- uPVC double glazing
- Option of additional land and sheds to rear by separate negotiation.
- 2 bedrooms
- Bathroom
- Oil fired central heating
- Lounge with tiled fireplace
- Partially floored roofspace
- Garden to front & side in lawn

## Entrance

### Entrance hall

5x4'7 (1.52mx1.40m)

### Lounge

13'4x10'8 (4.06mx3.25m)

### Kitchen/diner

15'9x10'11 (4.80mx3.33m)

### Bathroom

8'3x5'1 (2.51mx1.55m)

### Bedroom 1

13'3x10'8 (4.04mx3.25m)

### Bedroom 2

10x8'11 (3.05mx2.72m)

## Outside

## Additional Notes

## Tenure

## Property misdescriptions



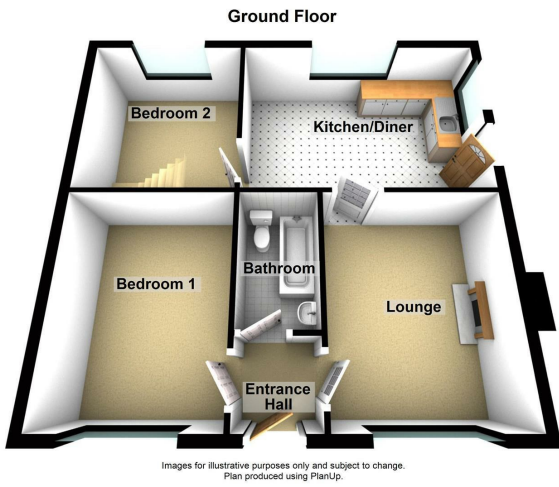
## Directions

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





# Floor Plan



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>		
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