



## 23A Manse Road Carrowdore, Newtownards, BT22 2EY

"I wonder how many times you've passed this property and not given it a second thought? I bet you never thought it would be so spacious and so beautiful inside & now it could be yours!"  
Rebuilt from the ground up approximately 15 years ago this property can't fail to impress with over 2,500 sq. ft. of internal space and up to 6 bedrooms if required.  
The ground floor centres around an open plan kitchen/living/diner with central island and granite worktops plus a utility room & walk in pantry. Additionally there is a large lounge to the front, a modern family bathroom, a master bedroom, with walk through dressing area & en-suite shower room, plus two additional bedrooms or dining & study. The first floor currently offers two very generous bedrooms plus a shower room but there is an additional room to the rear, currently used for storage, which could easily be converted to an additional bedroom if you needs dictate such.  
The property is beautifully presented throughout and benefits from uPVC double glazing & fascia and Oil fired central heating.  
Externally there is a garden in lawn to the front plus additional garden and parking area to the rear.  
The property currently forms part of a larger site including outbuildings, a detached cottage, a yard and lawn area, but will be legally separated into its own folio unless purchased as a single lot (see separate property listing for more details).

**Offers Around £345,000**

# 23A Manse Road

Carrowdore, Newtownards, BT22 2EY



- Beautifully presented detached chalet bungalow
- Up to 6 bedrooms if required - master with en-suite and walk through dressing room
- Open plan kitchen/living/diner with central island
- Formal lounge
- Luxury ground floor bathroom + 1st floor shower room
- Utility room & pantry
- uPVC double glazing & fascia
- Oil fired central heating
- Parking to rear - Garden to front & rear in lawn
- Yard, Outbuildings, Land and Detached bungalow available by separate negotiation.

## Entrance

## Entrance hall

## Kitchen/living/diner

20'8x16'7 (6.30mx5.05m)

## Utility room & pantry

12'7x6'2 (3.84mx1.88m)

## Lounge

17'11x16'7 (5.46mx5.05m)

## Bathroom

7'10x6'8 (2.39mx2.03m)

## Bedroom 1

15'4x12'6 (4.67mx3.81m)

## En-suite

7'2x7 (2.18mx2.13m)

## Bedroom 5/Dining room

11'3x10'2 (3.43mx3.10m)

## Bedroom 6

11'8x7'10 (3.56mx2.39m)

## Landing

## Bedroom 2

22'11x14'9 (6.99mx4.50m)

## Shower room

9'4x4'1 (2.84mx1.24m)

## Bedroom 3

18'4x12'3 (5.59mx3.73m)

## Bedroom 4/Loft storage

20'1x14'9 (6.12mx4.50m)

## Outside

## Tenure

## Property misdescriptions

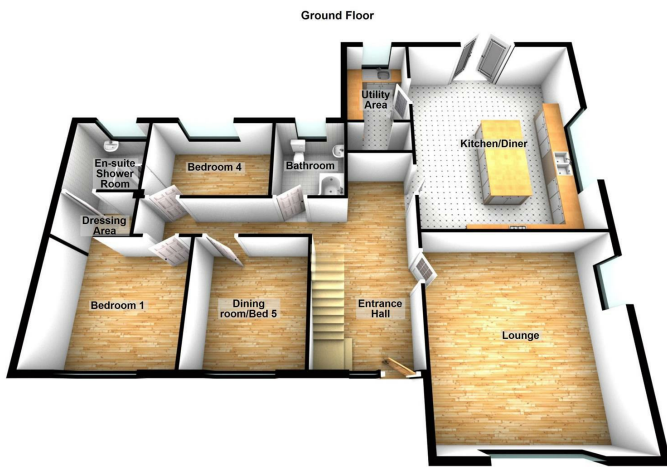


## Directions

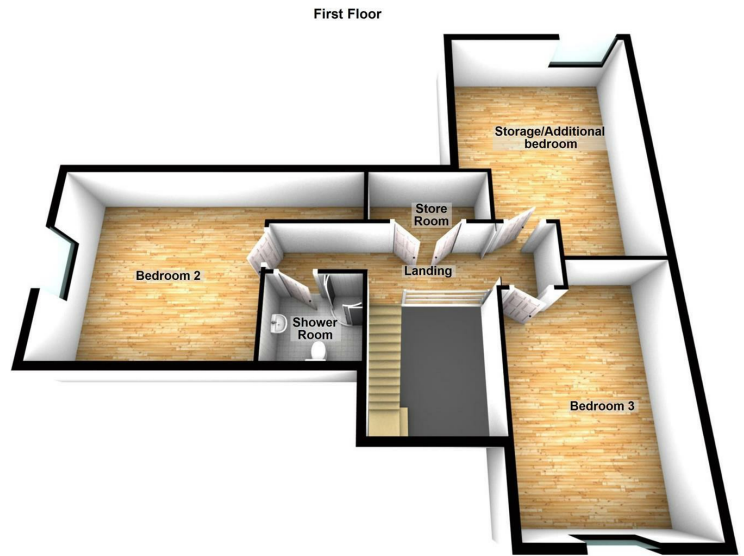
Located facing the junction of Ballyblack Road East and Manse Road, Carrowdore.



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