



17 Manse Road, Saintfield Road, Carryduff, BT8 8DA

Asking Price £239,950

17 Manse Road is a converted and extended detached home centrally positioned on a generous level site offering convenience to the Saintfield Road with superb transport links to Belfast and out towards Saintfield and Ballynahinch. For those with young families there are superb local schools within a short distance and local clubs offering an array of sports activities. Internally the property comprises three good size bedrooms, one on the ground floor, and 2 on the 1st floor, 2 plus reception rooms, one which could also be used as a potential 4th bedroom if required, an extended and modern fitted kitchen with dining area and white bathroom suite with separate shower cubicle. There is also an additional shower cubicle on the 1st floor. Outside there are low maintenance gardens to the front, and a lawn garden and patio to the rear. Also ample off street parking leads to the detached garage, this property An excellent home in a superb location.

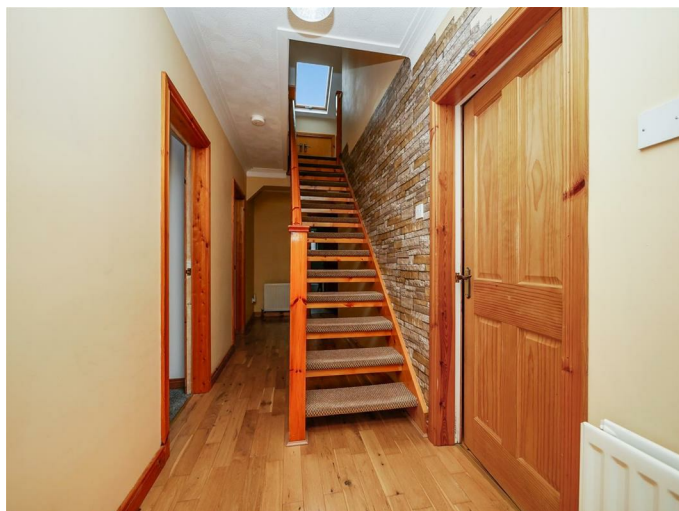
- Extended detached home
- Two separate reception rooms
- Modern ground floor bathroom with separate shower cubicle.
- Gas central heating
- Off street parking / detached garage
- Three good size bedrooms / Potential 4th bedroom
- Extended modern fitted kitchen with family size dining
- 1st floor shower suite
- Double glazed windows
- Gardens to the front and also to the rear

Energy Efficiency Rating		Current	Potential
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		72	75
EU Directive 2002/91/EC			

The accommodation comprises
Pvc double glazed front door leading the open entrance porch.

Entrance porch
Tiled floor.

Entrance hall



Solid oak flooring.

Lounge 17'2 x 12'5 (5.23m x 3.78m)



Solid oak flooring, Attractive cast iron fireplace with raised marble hearth housing an open fire. Tv wall point.

Living / dining room 19'6 x 11'5 (5.94m x 3.48m)



Solid oak flooring, double glazed sliding doors. Open to dining area

Dining area



Extended Kitchen /dining 24'8 x 11'1 (7.52m x 3.38m)



Full range of high and low level solid wood

units, granite work surfaces, sink unit with mixer taps, 4 ring hob and double oven, extractor canopy, American fridge freezer space, integrated dishwasher, recessed low voltage spotlights, part tiled walls, tiled floor. Open to the dining area.

Additional kitchen image



Dining area



Recessed low voltage spotlights, double glazed French doors leading to the rear gardens.

Bathroom 9'6 x 6'5 (2.90m x 1.96m)



Luxury white suite comprising panelled bath, mixer taps, low flush w/c, pedestal wash hand basin, low flush w/c, extractor fan, recessed low voltage spotlights, part tiled walls, tiled floor, corner shower cubicle with thermostatically controlled shower.

Additional bathroom image



Bedroom 1 12'3 x 10'9 (3.73m x 3.28m)



1st floor

Landing, Eaves storage, roof window.

Bedroom 2 14'6 x 13'9 (4.42m x 4.19m)



Eaves storage, recessed low voltage spotlights.

Bedroom 3 12'5 x 7'5 (3.78m x 2.26m)



At widest points Recessed low voltage spotlights, Mountain views from this bedroom.

Shower room 11'8 x 7'6 (3.56m x 2.29m)



White suite comprising corner shower cubicle with thermostatically controlled shower, low flush w/c, pedestal wash hand basin, tiled floor, recessed spotlights.

Outside

Driveway with off street parking that leads to the detached garage.

Detached garage 18'5 x 10'2 (5.61m x 3.10m)

Up and over door, light and power, plumbed for washing machine, wash hand basin, gas boiler.

Front gardens

Low maintenance paved gardens to the front.

Rear gardens

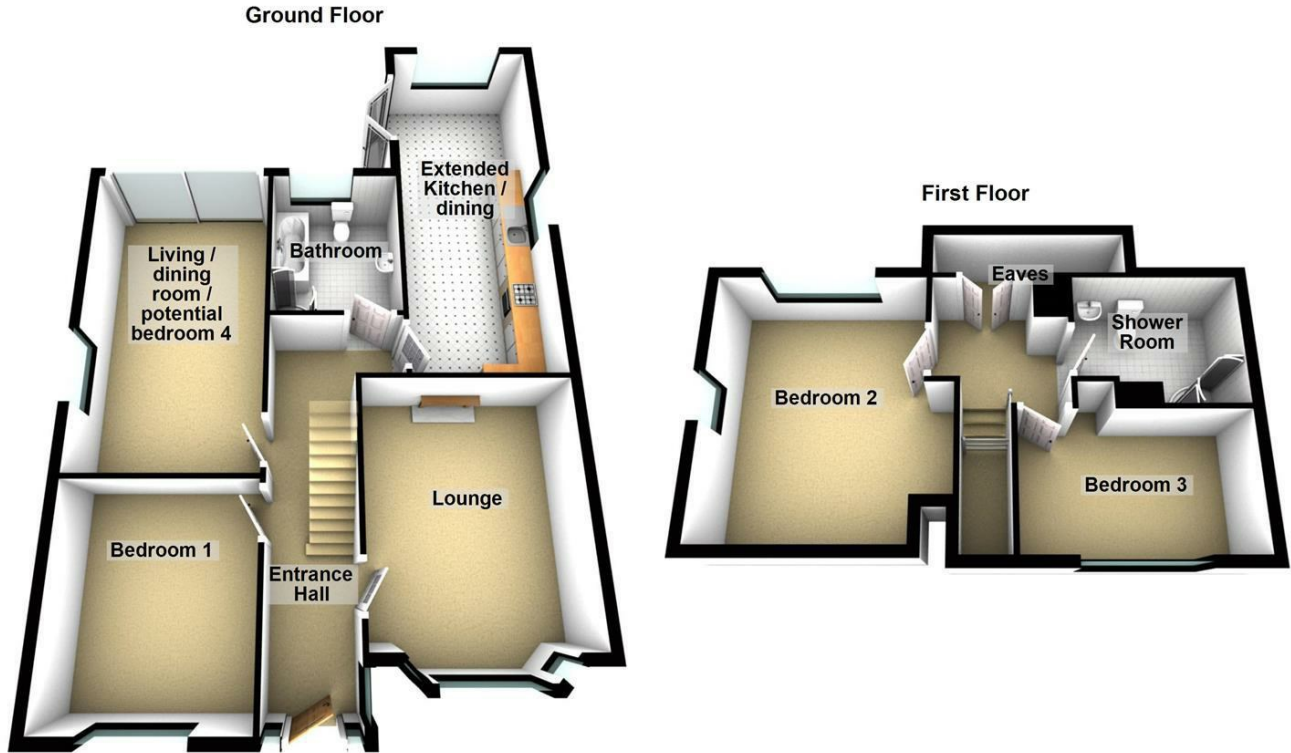


Enclosed rear gardens laid in lawn.

Rear elevation

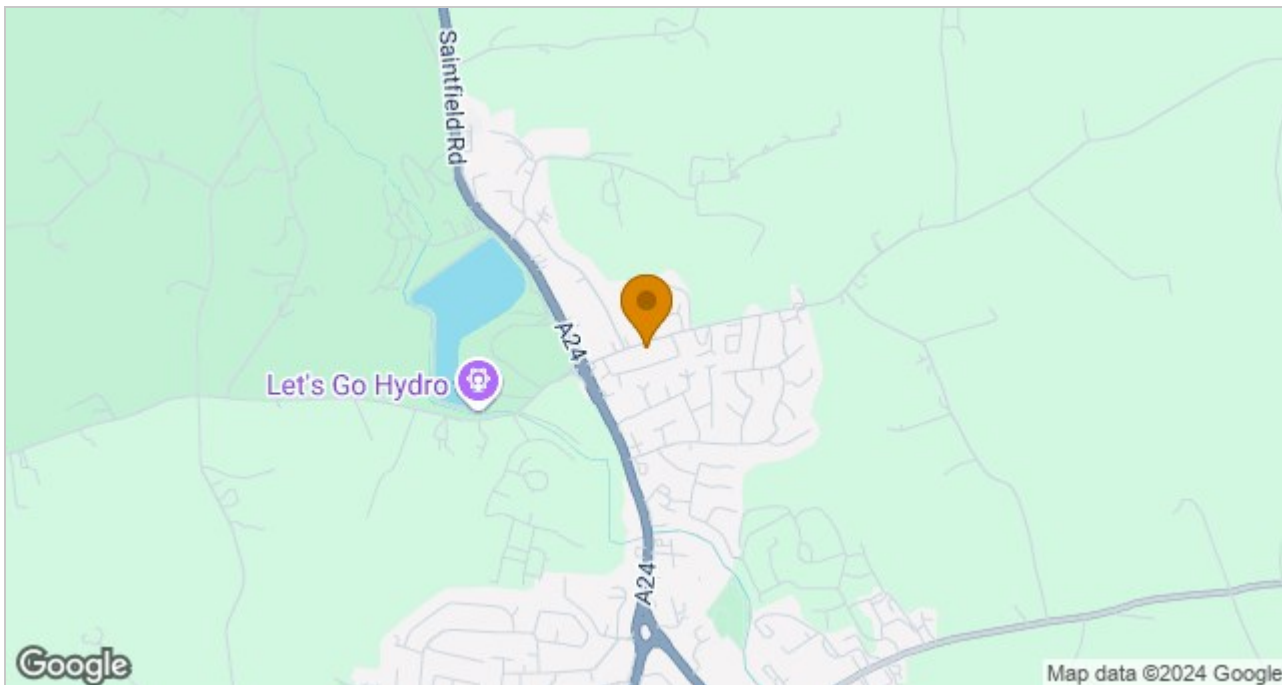


Floor Plan



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



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