



15 Manse Park, Manse Road, Carryduff, BT8 8RX

Asking Price £349,950

This is a stunning detached family home located in the sought-after area of Manse Park in Carryduff. This property boasts two spacious reception rooms, modern fitted kitchen with casual dining area, two bedrooms on the ground floor, one of which benefits from an en-suite and luxury white bathroom suite. Whilst on the first floor there are two further double bedrooms and contemporary shower suite.

Additionally, the detached garage and large corner site with good gardens to the front and side provide ample outdoor space for outdoor activities or gardening enthusiasts.

Don't miss out on the opportunity to own this beautiful detached house in a popular residential location.

Contact us today to arrange a viewing and make this house your new home!

- Detached Family Home
- Two Reception Rooms
- Luxury White Bathroom Suite On The Ground Floor
- Oil Heating/Double Glazed
- Detached Garage
- Four Bedrooms Master with En-Suite
- Modern Fitted Kitchen / Dining
- Contemporary Shower Suite On First Floor
- Driveway With Ample Parking
- Enclosed Side & Rear Garden Laid in Lawns

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D		57	64
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		

Northern Ireland
EU Directive 2002/91/EC

Entrance Hall



Glass panelled composite front door with glazed side panels to entrance hall. Laminate flooring. Under-stairs storage.



Lounge 16'3 x 13'3 (4.95m x 4.04m)



Inglenook style fireplace with cast iron grate. Laminate flooring.



Living Room 12'8 x 10'3 (3.86m x 3.12m)



Laminate flooring.



Shaker/Kitchen/ Dining 18'0 x 11'7 (5.49m x 3.53m)



**Full range of high and low level units, 'Quartz' worktop, butler style sink unit with mixer taps, built in gas hob and under oven, stainless steel overhead extractor fan. Plumbed for automatic washing machine. Plumbed for dishwasher. Plumbed for American style fridge freezer.
Laminate flooring.**





Bedroom One 12'8 x 12'3 (3.86m x 3.73m)



Laminate flooring.



En-suite



Comprising walk in Wet area with shower unit above, wash hand basin with mixer taps and storage below, vanity mirror above, Low flush w.c Heated chrome towel rail. Spotlights.

Bedroom Two 8'9 x 8'8 (2.67m x 2.64m)



Laminate flooring.

Luxury White Bathroom Suite



Comprising oval bath with mixer taps and wall mounted mirror above, wash hand basin with storage below. Fully tiled walls. Tiled flooring. Heated chrome towel rail.



First Floor



Bedroom Three 18'3 x 12'7 (5.56m x 3.84m)



Laminate flooring. Storage into eaves. Access to the roof space.



Bedroom Four 14'4 x 9'9 (4.37m x 2.97m)



Laminate flooring.

Luxury Shower Suite



Comprising large walk in shower with glazed partition with chrome drench shower head and hand shower attachment. Wash hand basin with mixer taps and storage below. Low flush w.c Fully tiled walls. Tiled flooring.

Study/Landing

Eaves storage

Outside Front

Garden laid in lawn with range of plants and shrubs.

Driveway with ample parking leading to detached garage.

Detached Garage 16'4 x 10'0 (4.98m x 3.05m)

Roller door. Light and power.

Storage room with tumble dryer to rear of garage.

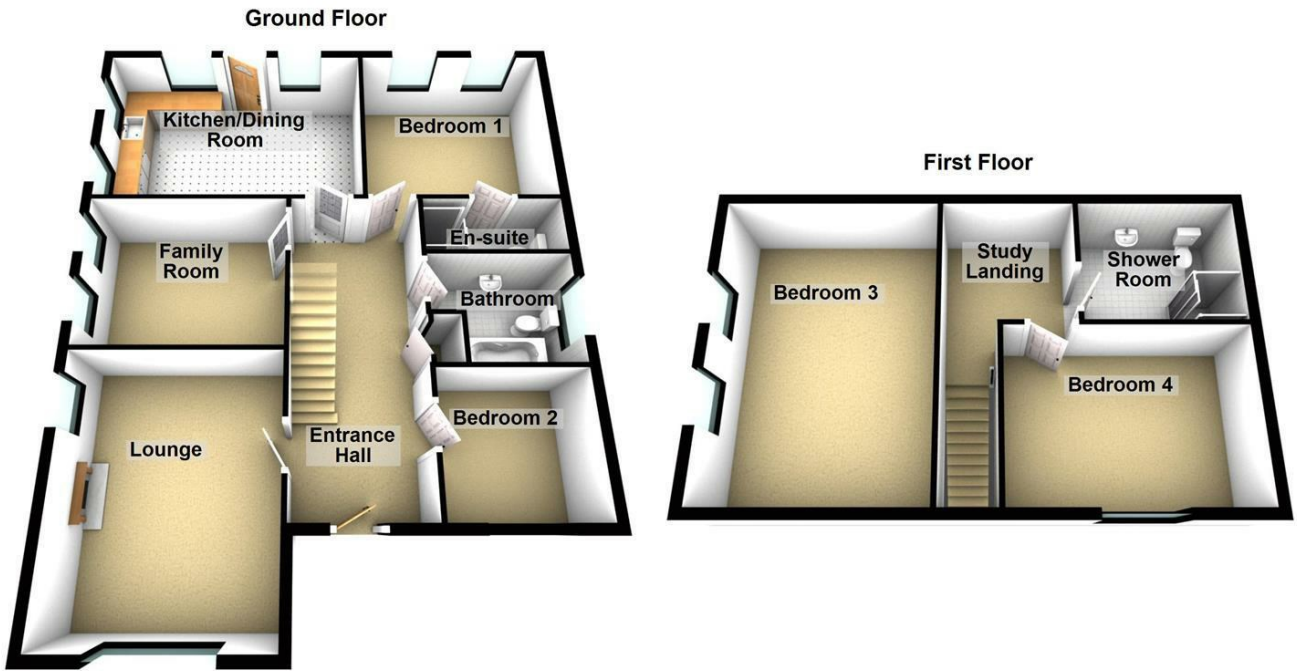
Outside Rear & Side



Enclosed side and rear garden laid in lawns, flagged patio area. Bordered by timber fencing.

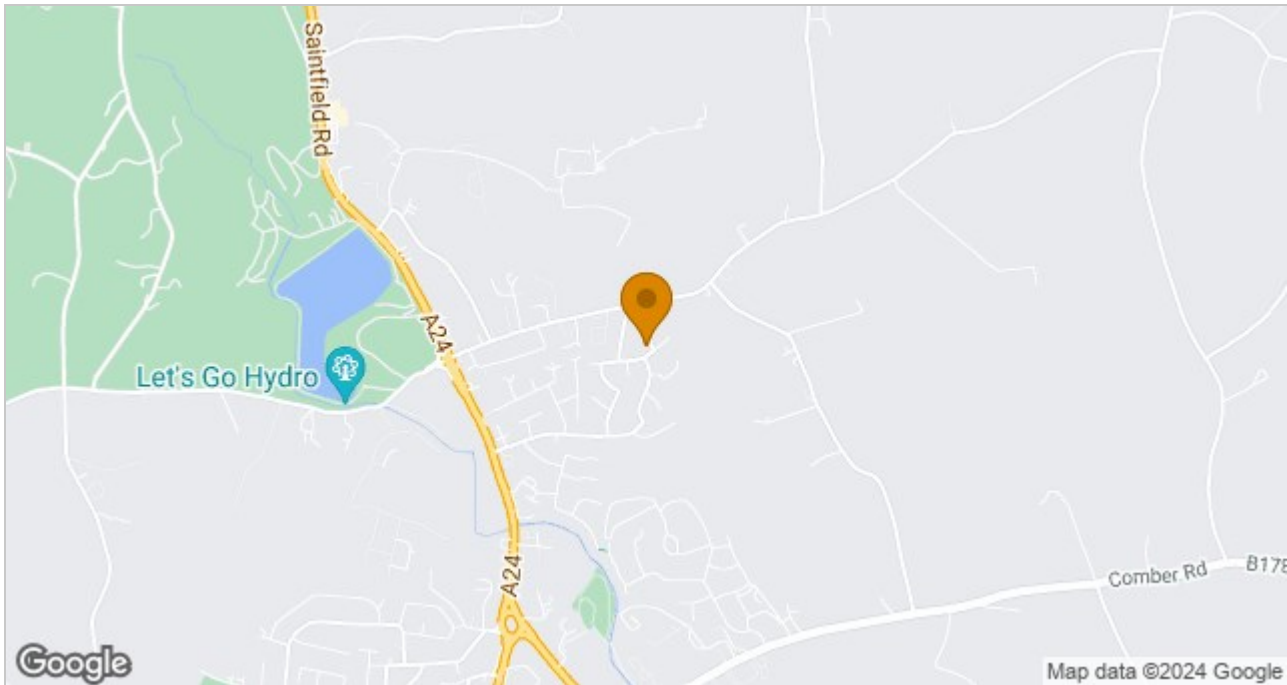


Floor Plan



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



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