ULSTER PROPERTY SALES
UPS

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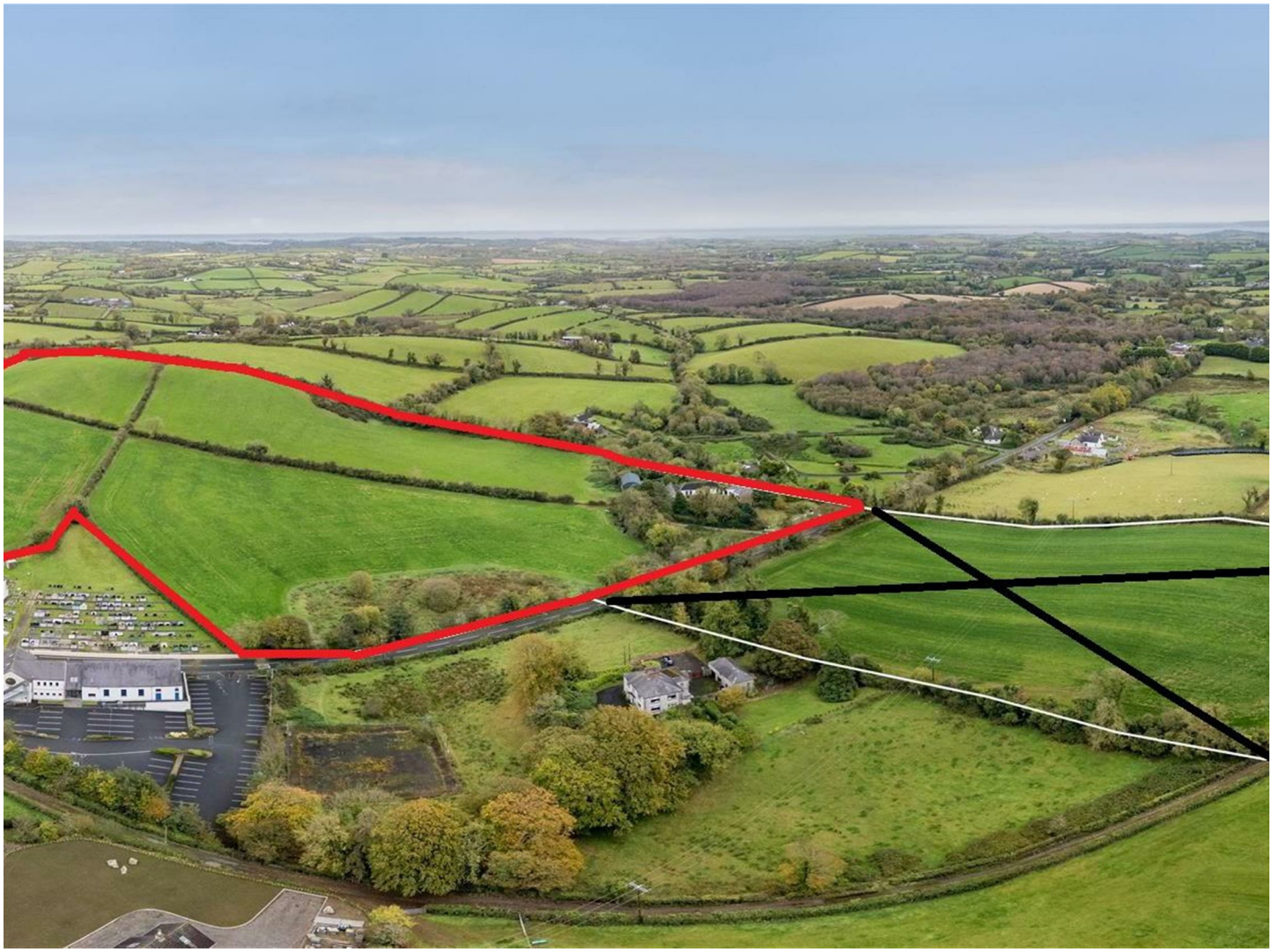
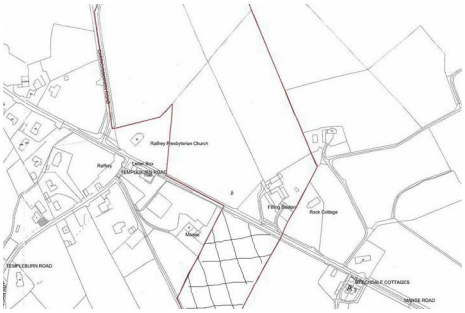
ballynahinch@ulsterpropertysales.co.uk

NETWORK STRENGTH – LOCAL KNOWLEDGE

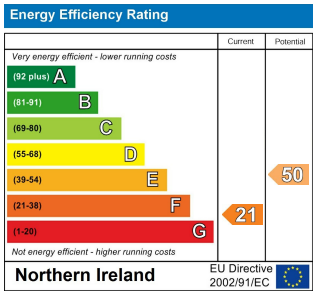




45 MANSE ROAD

Crossgar BT30 9LY

- Former Equine Stud Circa 27 acres
- One Bedroom
- Two Reception Rooms
- Bathroom
- Stabling And Stores Surrounding Courtyard
- Two Former Petrol Pumps
- Agricultural Lands Laid Down To Permanent Pasture
- Cottage
- Lands enjoy good Frontage To The Manse,and Carrickmannon road
- An Opportunity To Purchase A Farm Or Extend An Existing Holding



Offers Around £425,000

45 Manse Road

, Crossgar, BT30 9LY

1 1 2 G

Entrance Porch

Entrance Hall

Bedroom 1
11'10" x 11'10" (3.63m x 3.63m)
Tiled fireplace

Living Room
13'7" x 11'11" (4.14m x 3.63m)
Tiled fireplace

Bathroom
7'6" x 6'1" (2.29m x 1.85m)
White suite comprising, panelled bath with Redring Plus 85 electric shower unit over; pedestal wash hand basin; low flush wc.

Hotpress
Copper cylinder with Willis type immersion heater.

Rear Hall
Built-in cloak cupboard.

Sitting Room
18'1" x 11'11" (5.51m x 3.63m)
Tiled fireplace

Kitchen
14'9" x 13'0 (4.50m x 3.96m)
Range of laminate high and low level cupboards and drawers with double drainer stainless steel sink unit with mixer taps; formica worktops; double electric oven; ceramic hob with extractor unit over; space for fridge/freezer; tiled floor; part tiled walls; fluorescent lighting; door to rear yard.

Cloakroom
10'2 x 5'11 (3.10m x 1.80m)
Low flush wc; tiled floor; built-in cupboard and shelves.

Outside
Concrete courtyard; oil storage tank; oil fired boiler.

Open Fronted Garage
19'6" x 11'3" (5.94m x 3.43m)

Open Fronted Garage
20'7" x 7'7" (6.27m x 2.31m)

Range of 10 stables

Range of 3 stores

Rear yard

3 Bay hay shed
44'8" x 24'0" (13.61m x 7.32m)
Sliding doors; gravel floor; light and power points; water trough

Range of 5 Stables

Tack Room

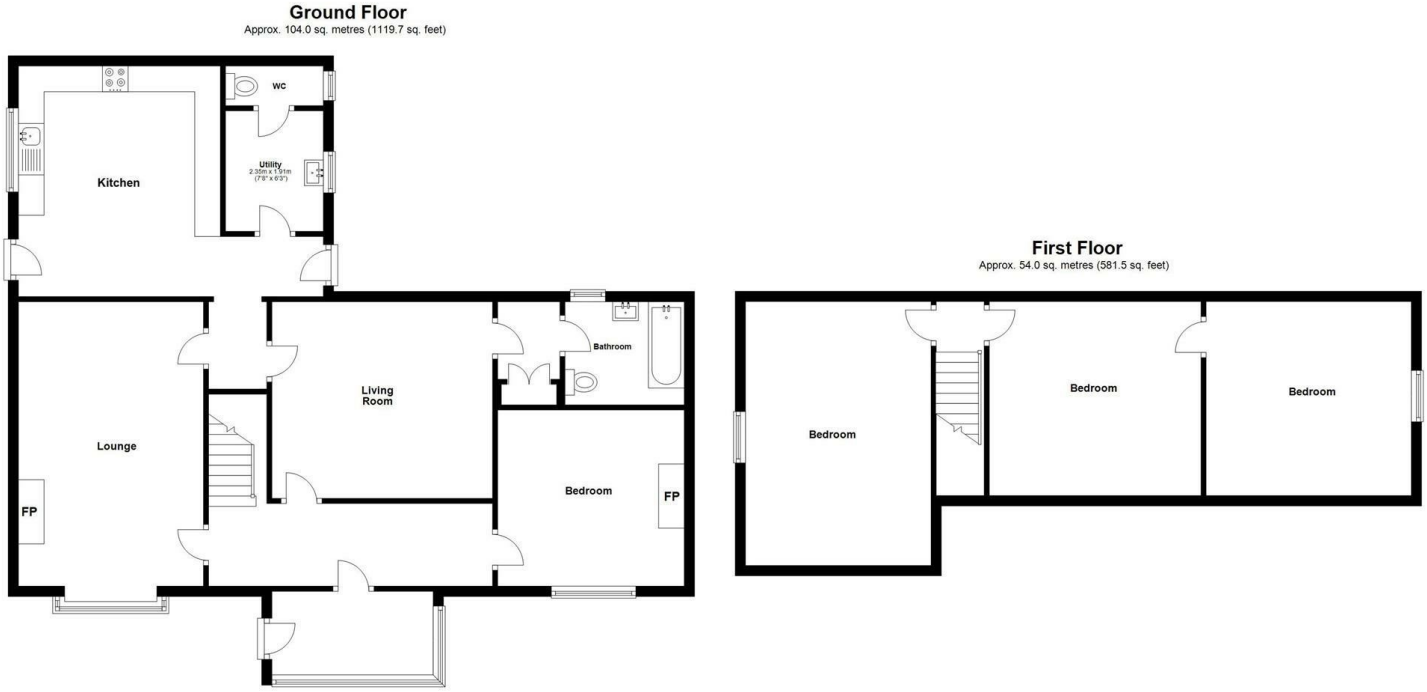
Garden
Garden to front of property.

Former Petrol Pumps

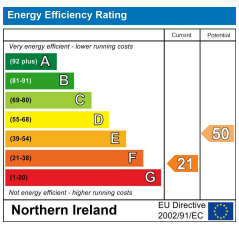
Agricultural lands
The agricultural lands are all in permanent pasture and are contained in three blocks. The lands are divided into convenient sized fields and enjoy good frontage to the Manse, Carrickmannon and Thornyhill roads with the majority having access to the country roads or farmyard. The lands appear to be in good heart and are thought suitable for cutting, grazing and/ or cropping.

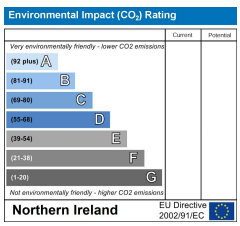
Directions

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 firms employment has the authority to make or give any representation or warranty in respect of the property.





ANDERSONSTOWN 028 9060 5200
BALLYHACKAMORE 028 9047 1515
BALLYNAHINCH 028 9756 1155
BANGOR 028 9127 1185
CARRICKFERGUS 028 9336 5986
CAVEHILL 028 9072 9270
DOWNPATRICK 028 4461 4101
DONAGHADEE 028 9188 8000
FORESTSIDE 028 9064 1264
GLENGORMLEY 028 9083 3295
MALONE 028 9066 1929
NEWTOWNARDS 028 9181 1444
RENTAL DIVISION 028 9070 1000

The Property Ombudsman SALES
OFT Approved code
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