

ULSTER PROPERTY SALES

UPS

DONAGHADEE BRANCH

41-43 High Street, Donaghadee, BT21
0AQ

028 9188 8000

donaghadee@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**20 MANSE COURT,
CARROWDORE, BT22 2ER**

OFFERS AROUND £174,950



20 Manse Court, Carrowdore is a well-presented home offering bright and spacious accommodation in a popular residential location.

The ground floor comprises a welcoming entrance hall leading to a generous living room, complete with solid wood flooring and wood burning stove.. A separate dining room provides additional reception space and flows through to the kitchen, which is fitted with a range of units, ample worktop space and access to both under stair storage and the enclosed rear garden.

Upstairs, the property offers three well-proportioned bedrooms, including a spacious principal bedroom with built in storage, along with a family bathroom fitted with a white suite.

Externally, the home benefits from a front garden laid in lawn with a tarmacked driveway providing off street parking. To the rear, the fully enclosed garden offers a private outdoor space with patio area, ideal for relaxing or entertaining, along with practical features including an outside tap and oil tank.

This is an excellent opportunity to acquire a comfortable home in a convenient location, well suited to first-time buyers, young families or those looking to downsize.



Key Features

- Well-presented home in a popular residential location
- Spacious living room with solid wood flooring and wood burning stove
- Separate dining room providing additional reception space
- Fitted kitchen with good range of units and access to rear garden
- Three well-proportioned bedrooms, including principal with built-in storage
- Family bathroom fitted with a white suite
- Front garden with lawn and tarmacked driveway for off-street parking
- Fully enclosed rear garden with patio area, ideal for outdoor use



Accommodation Comprises

Entrance Hall

Living Room

16'4" x 11'8"

Solid wood flooring, wood burning stove, corniced ceiling.

Dining Room

10'7" x 9'8"

Solid wood flooring, access to kitchen and living room.

Kitchen

20'0" x 9'10"

Fitted kitchen with a range of high and low level units, laminate effect work surfaces, single stainless steel sink with mixer tap and drainer, plumbed for washing machine, space for cooker, stainless steel extractor hood, tiled flooring, access to understairs storage and access to rear.

First Floor

Bedroom 1

16'2" x 11'8"

Double bedroom, wood laminate flooring, built in storage.

Bedroom 2

10'7" x 8'7"

Double bedroom.

Bedroom 3

10'2" x 8'7"

Double bedroom.

Bathroom

White suite comprising, corner shower enclosure with overhead shower, pedestal wash hand basin and mixer tap, low flush w/c and extractor fan.

Outside

Front - Area in lawn, tarmacked driveway and flagged walk way to front door.

Rear - Fully enclosed, area in patio, oil tank and outside tap and light.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

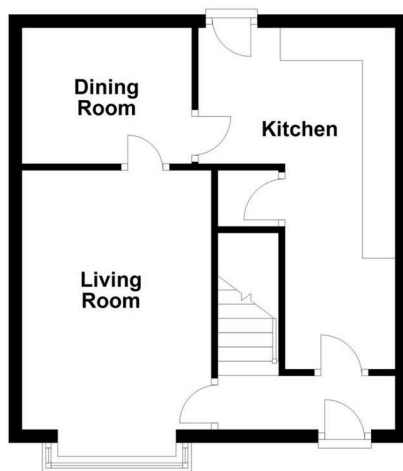
We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

You can find more information about the legislation at www.legislation.gov.uk

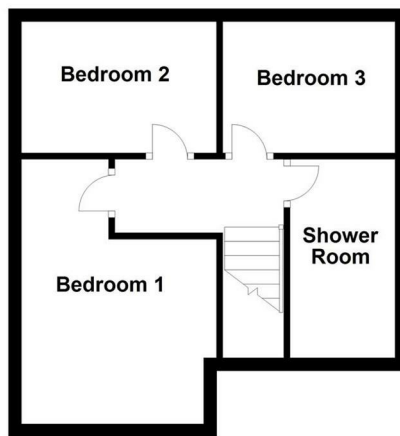




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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			EU Directive 2002/91/EC

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 9188 8000.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BANGOR
028 9127 1185

DONAGHADEE
028 9188 8000

GLENGORMLEY
028 9083 3295

RENTAL DIVISION
028 9070 1000

BALLYHACKAMORE
028 9047 1515

CARRICKFERGUS
028 9336 5986

DOWNPATRICK
028 4461 4101

MALONE
028 9066 1929

BALLYNAHINCH
028 9756 1155

CAVEHILL
028 9072 9270

FORESTSIDE
028 9064 1264

NEWTOWARDS
028 9181 1444



CWS Properties Ltd; Trading under licence as Ulster Property Sales (Newtownards) Reg. No. NI616437; Registered Office: 324 Upper Newtownards Road, Belfast BT4 3EX ©Ulster Property Sales is a Registered Trademark