



22 Manse Road, Carryduff, Belfast, BT8 8DA

Asking Price £249,950

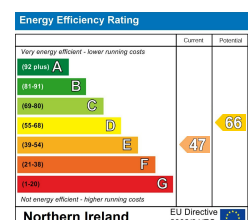
Situated just off Manse Road in Carryduff, this detached bungalow is close to transport links into and out of Belfast, Saintfield and Ballynahinch, as well as the convenience shopping at the recently opened Lidl and also the established Brackenvale Garage.

Internal accommodation comprises three bedrooms, spacious lounge / dining, fitted shaker style kitchen with casual dining area and white shower suite.

In addition the property benefits from an oil heating system, double glazing, driveway with parking leading to a attached garage and mature rear gardens laid in lawns.

An excellent home offering a superb opportunity for those downsizing or those with a young and growing family.

- Detached Bungalow
- One Reception
- White Shower Suite
- Double Glazing
- Attached Garage
- Three Bedrooms
- Fitted Kitchen With Casual Dining
- Oil Heating
- Driveway With Parking
- Enclosed Patio & Garden



The Accommodation Comprises



Composite front door with glazed side panels to entrance hall.

Lounge / Dining 21'7 x 10'5 (6.58m x 3.18m)



Stone fire place with tiled hearth.



Fitted Kitchen / Dining 12'8 x 9'6 (3.86m x 2.90m)



Shaker style fitted kitchen with range of high and low level units, formica work surfaces, single drainer sink unit with mixer taps, plumbed for washing machine, part tiled walls, spotlights.



Bedroom One 10'3 x 10'3 (3.12m x 3.12m)



Built-in robes.

Bedroom Two 13'1 x 8'9 (3.99m x 2.67m)



Built-in robes.

Bedroom Three 9'6 x 7'8 (2.90m x 2.34m)



White Shower Suite



Comprising large walk-in shower cubicle with Mira shower unit, wash hand basin with mixer taps, low flush w/c, part tiled walls, tiled floor.

Inner Hallway

Built-in storage and Hot press.

Outside Front

Front garden with a mature range of plants, trees and shrubs.

Brick paved driveway with ample parking leading to attached garage.

Attached Garage 19'0 x 11'0 (5.79m x 3.35m)

Up and over door.

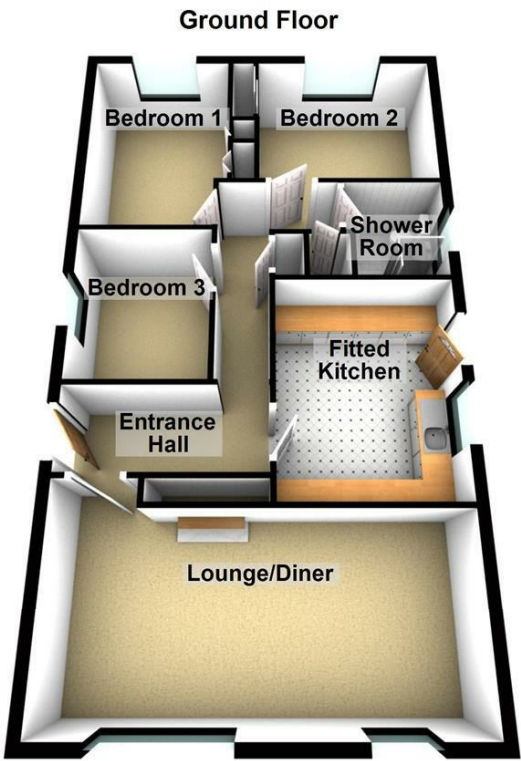
Outside Rear



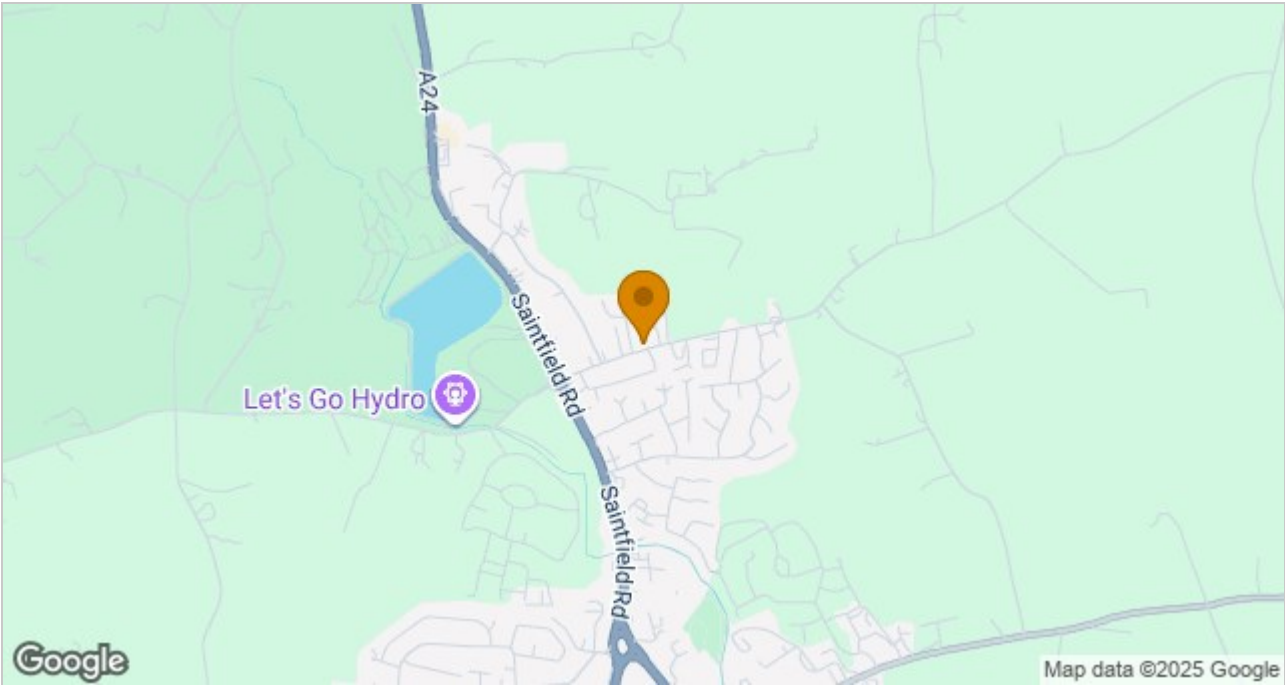
Enclosed flagged patio area and garden laid in lawns bordered by timber fencing.
Pvc oil tank.



Floor Plan



Area Map



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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200
BALLYHACKAMORE
028 9047 1515
BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185
CARRICKFERGUS
028 9336 5986
CAVEHILL
028 9072 9270

DONAGHADEE
028 9188 8000
DOWNPATRICK
028 4461 4101
FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295
MALONE
028 9066 1929
NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



Forestside Estates Ltd; Trading under licence as Ulster Property Sales (Forestside) Reg. No. NI051121; Registered Office: 9 Upper Crescent, Belfast BT7 1NT ©Ulster Property Sales is a Registered Trademark