



69 Manse Road, Ballycarry, BT38 9LF

- Family Sized Detached Chalet Bungalow
- 4 Bed; 1+ Rec / 3 Bed; 2+ Rec
- Kitchen With Informal Dining Room
- Deluxe Bathroom; White Suite
- Private Driveway; Attached Garage
- Adaptable Accommodation
- Conservatory Extension
- Utility Room; Furnished Cloakroom
- Oil Heating; PVC Double Glazing
- Mature Gardens; Rural Views

Offers Over £279,950

EPC Rating E







## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door with matching side screens. Timber flooring. Stairwell to first floor. Access to under stairs store. Access to shelved hot press.

#### LOUNGE 17'11" x 11'8"

Picture window to front elevation enjoying elevated rural views. Open fire in stone clad fireplace with tiled hearth. Open arch leading to:

#### DINING ROOM 11'8" x 9'9"

Glass panelled French doors leading to:

#### CONSERVATORY 12'5" x 12'5"

In PVC double glazed frame with matching French doors to rear garden. Rural views to rear elevation. Tiled floor.



## **KITCHEN WITH INFORMAL DINING AREA 11'9" x 11'4" (wps)**

Modern fitted kitchen with range of high and low level storage units, with contrasting granite effect melamine work surface. Stainless steel sink unit with draining bay. Rural views to rear. Integrated ceramic hob with stainless steel splash back and extractor hood over. Integrated oven and dishwasher. Splash back tiling to walls. Chinese slate floor.

## **UTILITY ROOM 8'3" x 6'5"**

Range of fitted high and low level storage units, with contrasting melamine work surface to match kitchen. Stainless steel sink unit with draining bay. Plumbed for automatic washing machine. Space for fridge freezer. Splash back tiling to walls. Chinese slate floor. PVC double glazed door to rear garden.

## **BEDROOM 1 (CURRENTLY UTILISED AS FAMILY ROOM) 15'5" x 11'7"**

Picture window to front elevation enjoying elevated rural views. Timber flooring.

## **BEDROOM 2 11'8" x 8'1"**

Rural views to rear.

## **DELUXE BATHROOM**

Contemporary, white, four piece suite comprising panelled bath, separate oversized shower enclosure, vanity unit and WC. Thermostat controlled mains shower unit. Fully panelled walls. Towel radiator.

## **FIRST FLOOR**

### **LANDING**

Access to store and roof space. Double doors to built in wardrobe/store.

## **BEDROOM 3 16'8" x 14'8" (wps)**

Bay window to front elevation enjoying elevated rural views. Comprehensive range of fitted wardrobes and storage.

## **BEDROOM 4 14'8" x 14'5" (wps)**

Bay window to front elevation enjoying elevated rural views. Fitted wardrobes in mirror panelled, sliding doors. Timber flooring.

## **FURNISHED CLOAKROOM**

Two piece suite comprising pedestal wash hand basin and WC. Tiled floor.

## **EXTERNAL**

Twin entrance pillars and gate leading to generous sized private driveway area finished in decorative stone.

Front and side gardens finished in lawn and range of mature plants, trees and shrubbery.

External lighting.

PVC soffits, fascia and rainwater goods.

Rear garden finished in decorative stone, paving and range of plants, trees and shrubbery.

Outside tap.

Bin enclosure.

PVC oil storage tank.

Open aspect to rear.







### INTEGRAL GARAGE 18'0" x 11'7"

Power operated, roller shutter door. Power, light, oil fired central heating boiler and roof space area.

### IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

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.



**Well presented, family sized, detached chalet bungalow with attached garage and conservatory extension to rear, occupying a prime site on the periphery of Ballycarry village. The property offers adaptable accommodation, comprising entrance hall, lounge, dining room, conservatory, family room / bedroom 4, kitchen with informal dining area, utility room, three further double bedrooms, bathroom and separate furnished cloakroom. Externally the property enjoys generous sized private driveway area finished in decorative stone, attached garage, and gardens front, side and rear finished in lawn, paving and wide array of mature plants, trees and shrubbery. Other attributes include oil heating, PVC double glazing and rural views, to both front and rear. Early viewing highly recommended.**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	55
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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