

simon**BRIEN**
RESIDENTIAL

21 Manse Park,
Carryduff, Belfast, BT8 8RX



Asking Price £235,000

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Attractive Detached Family Home
- Well Appointed & Presented Accommodation Throughout
- Three Generous Bedrooms
- Spacious Living Room With Feature Fireplace
- Separate Dining Room With Access To Garden
- Modern Fully Fitted Kitchen
- Bathroom, Ensuite & Downstairs Cloakroom
- Oil Fired Central Heating / Double Glazing
- Detached Garage & Generous Driveway Parking
- Private Enclosed Gardens In Lawns & Decking
- Popular & Sought After Residential Location, Close To Local Amenities, Schooling & Main Transport Routes



SUMMARY

Manse Park is an exceptionally sought after residential location well placed close to all local amenities within the area, excellent schooling, shopping at Forestside, and transport routes connecting Belfast City Centre and further afield.

This particular detached property has well-presented accommodation providing a three bedroom layout, with two reception rooms, kitchen, bathroom and ensuite. Externally, it benefits from its corner site position within closed private gardens, detached garage, and driveway parking.

Likely to be of interest to the young family or professional. Viewing is by appointment through our South Belfast office on 028 9066 8888.



ACCOMMODATION

GROUND FLOOR

uPVC double glazed front door to:

ENTRANCE PORCH:

Tiled floor. Glazed door to:

ENTRANCE HALL:

Tiled floor.

CLOAKROOM:

White suite comprising low flush WC. Pedestal wash hand basin with splash tiling. Tiled floor.

LOUNGE:

16' 0" x 10' 9" (4.88m x 3.28m)

Laminate wood effect floor. Corniced ceiling. Attractive fireplace with cast iron inset and tiled hearth. Glazed double doors to:



DINING ROOM:
10' 8" x 9' 8" (3.25m x 2.95m)

Laminate wood effect floor. uPVC double glazed sliding door to rear. Connecting door to kitchen.

KITCHEN:
18' 9" x 9' 1" (5.72m x 2.77m) (at widest points)

Range of high and low level units. Work surfaces. 1.5 bowl single drainer stainless steel sink unit with mixer taps. 'Smeg' cooker range with five ring gas hob and electric oven. Stainless steel splashback. Stainless steel extractor fan. Integrated dishwasher. Glazed display cabinets. Partially tiled walls. Tiled floor. Understairs storage. uPVC double glazed door to rear.



LANDING:

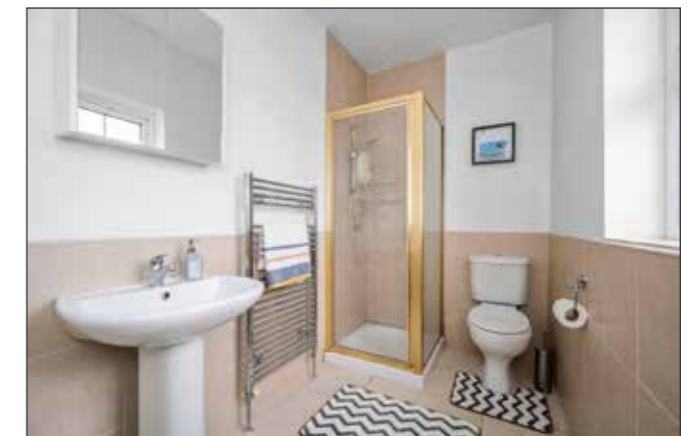
Access to hotpress.

BEDROOM (1):
14' 0" x 10' 10" (4.27m x 3.3m)

Laminate wood effect floor. Extensive range of built-in wardrobes and storage. Access to roof space.

ENSUITE SHOWER ROOM:

White suite comprising low flush WC. Pedestal wash hand basin. Fully tiled shower cubicle with 'Mira' shower. Chrome heated towel rail. Tiled floor. Partially tiled walls. Extractor fan.





BEDROOM (2):
10' 10" x 8' 6" (3.3m x 2.59m)

Laminate wood effect floor. Extensive range of built-in wardrobes and storage.

BEDROOM (3):
8' 6" x 7' 3" (2.59m x 2.21m)

Laminate wood effect floor. Extensive range of built-in wardrobes and storage.

BATHROOM:

White suite comprising low flush WC. Pedestal wash hand basin. Panelled bath with mixer taps and shower attachment with 'Mira' shower over. Partially tiled walls. Laminate wood effect floor. Extractor fan.

OUTSIDE

Superb corner site with front and side gardens in lawns and flower beds. Paviour driveway with parking leading to Garage. Enclosed and private rear garden in lawns with boundary wall and fence and generous timber decked sitting area. Outside tap and light.

GARAGE:

Up and over door. Power and light. Oil fired boiler. Plumbed for washing machine.



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com

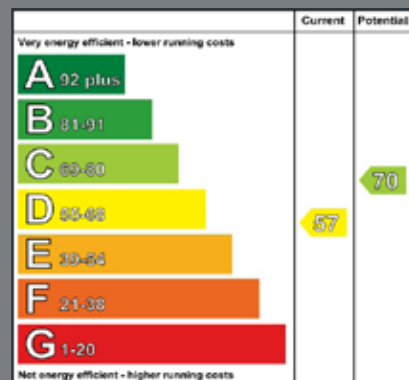


Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: ML/J/20/SO



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