# 2 Manse Road

# , BT22 1AL

*PCM* £995 PCM

VICTORIA PINKERTON

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This impressive detached bungalow, situated on a generous corner site in the rural village of Rubane near Kircubbin, offers spacious and versatile living in a serene countryside setting. Surrounded by large, well-maintained gardens, the property provides a peaceful retreat while remaining conveniently close to local amenities, including shops, petrol stations, cafés, and schools.

Upon entering, you are welcomed by a wide and inviting entrance hallway that leads to the main living spaces. The property boasts a large lounge with a feature fireplace and a wood-burning stove, creating a cosy focal point for relaxation. The open-plan living/kitchen/dining area is ideal for modern family living, featuring a range of fitted cupboards, integrated appliances, and a practical utility room with external access to the side garden.

The accommodation includes three well-proportioned bedrooms, a fitted bathroom with a three-piece suite, and an additional wet room, offering flexibility and convenience. The home benefits from double glazing throughout and oil-fired central heating, ensuring comfort and efficiency.

There is also the potential to include a garage adjacent to the property, subject to negotiation at an additional fee.

Available to let immediately at £995 per month, including rates, this home combines rural charm with modern comforts, making it an excellent choice for families or professionals seeking a countryside lifestyle with easy access to local amenities.

# PROPERTY FEATURES

- Spacious detached bungalow on a generous corner site with large gardens.
- Open-plan living/kitchen/dining area with fitted cupboards and integrated appliances.
- Located in the rural village of Rubane, near Kircubbin, with local amenities including shops, cafés, and schools.
- Wide and welcoming entrance hallway leading to versatile living spaces.
- Three well-sized bedrooms, a family bathroom with a three-piece suite, and an additional wet room.
- Large lounge with feature fireplace and wood-burning stove.
- Double glazing throughout, oil-fired central heating, and a potential garage (available for an additional fee).

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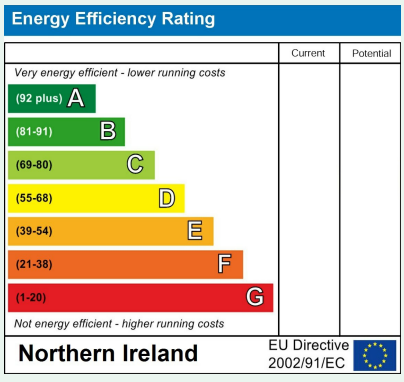
# PROPERTY MEASUREMENTS

## Energy Efficiency Rating

The rating for this property is:




* For your information: The UK average rating is 'E50'.

WHAT3WORDS: word.word.word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**Comber & Ards**
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028 9140 4100



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