

**FOR SALE**

**"GLEBELANDS"  
8 MANSEFIELD PLACE  
LESWALT, DG9 0JT**



An opportunity to acquire a splendid modern detached bungalow with self contained annex, located within a private and prestigious residential cul-de-sac development. Lovely views over open farmland. Excellent condition throughout with a range of pleasing features to appreciate. Set within a very well maintained and secluded garden. This is a delightful family home and viewing is to be highly recommended. Full oil fired central heating and uPVC double glazing.

**MAIN ACCOMMODATION**

**ENTRANCE PORCH, HALLWAY, LOUNGE, DINING ROOM,  
CONSERVATORY, 'DINING' KITCHEN, UTILITY ROOM,  
BATHROOM, 2 BEDROOMS (1-EN-SUITE),  
TWO GARAGES, GARDEN**

**ANNEX ACCOMMODATION**

**LOUNGE, GARDEN ROOM, KITCHEN,  
BEDROOM (EN-SUITE), GARDEN**

PRICE: Offers around **£280,000** are invited



**Property Agents**

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**Charlotte Street  
Stranraer  
DG9 7ED  
Tel: 01776 706147  
Fax: 01776 706890**

[www.swpc.co.uk](http://www.swpc.co.uk)

## **DESCRIPTION:**

An opportunity to acquire a prestigious home within a much sought after private residential development. This is a splendid modern detached bungalow which provides very well proportioned and comfortable family accommodation with the added benefit of a further self contained annex. From the property there are superb views over open farmland to surrounding hillside beyond.

Of timber frame construction under a slate roof and finished in brick and render, the property is in immaculate condition and displays a range of first class features including full oil fired central heating, full uPVC double glazing, splendid shaker style kitchens, luxury bathroom, oak interior finishing's and two en-suite bedrooms.

It is set within its own very well maintained garden ground and is situated adjacent to other private residences within this quiet cul-de-sac development.

Local amenities include primary schooling and village shop while amenities within easy reach include Wig Bay sailing club, Creachmore 18 hole golf course and Soleburn garden centre. All major amenities are to be found in the town of Stranraer some 3 miles distant including supermarkets, healthcare, indoor leisure pool complex and secondary school. Seldom does the opportunity arise to acquire a prestigious property such as this and in such and viewing is to be thoroughly recommended.

### **PORCH: (Approx 1.44m – 1.68m)**

The twin storm doors provide access to the entrance porch and beyond to the hallway.

### **HALLWAY:**

A wide and welcoming hallway with two CH radiators, built-in storage cupboard, wall lights, access to the loft and smoke alarm.

### **LOUNGE: (Approx 6.91m at the widest – 4m)**

A delightful well proportioned room to the rear. There is a marble style fire surround and hearth housing a living flame gas fire. TV/satellite point, CH radiator and wall lights.



### **CONSERVATORY: (Approx 4.23m – 3.19m)**

This well proportioned conservatory located off the lounge has splendid views over open farmland and beyond. French doors to the garden, tile laminate flooring, two CH radiators, ceiling fan and recessed lighting.



### **DINING ROOM: (Approx 3.59m – 4m)**

A well proportioned dining room to the rear with views to farmland and beyond. CH radiator.





**KITCHEN: (Approx 4.41m – 3.99m)**

The kitchen has been fitted with a superb range of shaker design floor and wall mounted units with granite style worktops incorporating a one and a half bowl asterite sink with mixer. There is a Stoves range style cooker, cooker extractor hood, integrated dishwasher, integrated fridge freezer and glazed display cabinets. Tile laminate flooring, CH radiator and recessed spotlights.



**BATHROOM: (Approx 2.81m at the widest – 4m)**

The luxury bathroom has been fitted with a 3 piece white suite comprising WC, WHB set into a vanity unit and Bath. There is a mains shower in place over the tiled bath with shower screen. Painted wood wall panelling to dado rail height, heated towel rail, built-in cupboard housing the hot water tank, recessed lighting and extractor fan.



**MASTER BEDROOM: (Approx 4.1m – 3.69m)**

A bedroom to the front with tow built-in double wardrobes, TV/satellite point and CH radiator.



**UTILITY ROOM: (Approx 3.54m – 1.99m)**

The utility room has been fitted with shaker design floor and wall mounted units with butcher block style worktops incorporating a stainless steel sink with mixer. Plumbing for an automatic washing machine and under counter space for a tumble drier. Tile laminate flooring.





**EN-SUITE: (Approx 2.76m – 1.47m)**

The en-suite comprises a WHB and WC set into a vanity unit. There is large vinyl panelled shower cubicle housing a mains shower. Tile laminate flooring, CH radiator, recessed lighting and extractor fan.

**ANNEX ACCOMMODATION**

**LOUNGE: (Approx 3.98m – 4.42m)**

A spacious lounge with carved wood fire surround housing an electric fire. CH radiator, telephone point and TV point.



**BEDROOM 2: (Approx 3.21m – 3.69m)**

A further bedroom to the front with built-in wardrobe incorporating mirror fronted doors. CH radiator.



**GARDEN ROOM: (Approx 3m – 3.1m)**

A garden room with views over garden ground to farmland beyond. Two CH radiators and uPVC door to the garden.



**KITCHEN: (Approx 2.6m – 3.99m)**

The kitchen has been fitted with shaker design floor and wall mounted units with granite style worktops incorporating a one and a half bowl asterite sink with mixer. Four ring electric hob, cooker extractor hood, built-in double oven, integrated dishwasher and integrated fridge freezer. Tile flooring and CH radiator.

**EN-SUITE: (Approx 2.41m – 2m)**

The en-suite comprises a WHB and WC set into a vanity unit. There is a large shower tray with vinyl wall panelling housing a mains shower. Recessed lighting, CH radiator, electric fan heater, recessed lighting and extractor fan.



**BEDROOM: (Approx 3.65m – 3.1m)**

A bedroom to the side with built-in wardrobe incorporating mirror fronted doors and CH radiator.

**INTEGRAL GARAGE: (Approx 3.49m – 5.5m)**

An integral garage with up and over door to the front, power and light.

**GARAGE: (Approx 3.52m – 8.11m)**

A large detached garage with electric roller door to the front, side window, service door, power and light.

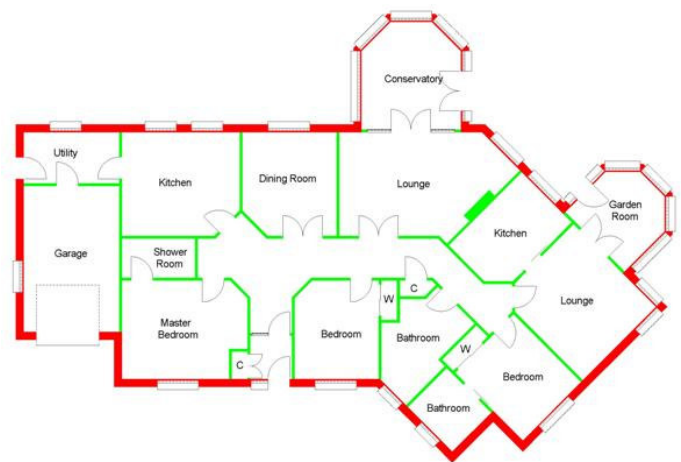
**GARDEN:**

The property is set within its own area of extensive garden ground. To the front there is an extensive paviour drive leading to the garages and additional parking. The side and rear gardens mainly comprise areas of lawn with mature shrub borders. There is a wooden summer house and garden shed included in the sale price.





8 Mansfield Place, Leswalt



Sketch plan for illustrative purposes only

**ENTRY: Negotiable**

**VIEWING: By appt with **S.W.P.C****

**DETAILS PREPARED: 30/04/2013**

**COUNCIL TAX: Band 'F'**

**GENERAL:**

All carpets, blinds, curtains, light fittings, garden shed and summer house are included in the sale price.

**SERVICES:**

Mains electricity, drainage and water. Oil fired central heating and LPG. EPC = C

**OFFERS:**

All offers for the above property should be made in writing to

**South West Property Centre Ltd,  
Charlotte Street, Stranraer, DG9 7ED.**

**Tel: (01776) 706147 Fax: (01776) 706890**

[www.swpc.co.uk](http://www.swpc.co.uk)

Although prepared with care and believed to be correct, these particulars are not guaranteed and will not form part of any contract. Purchasers should satisfy themselves as to all points. Where dimensions are quoted, they are approximate only. Heritable systems and appliances are untested and sold as seen and no warranty is given. Prospective purchasers should make their own investigations and enquiries.

The photographs used are for the purpose of illustration and may demonstrate only the surroundings. They are not therefore, to be taken as an accurate indication of the extent of the property. Also, it should not be assumed that the photographs are taken from within the boundaries of the property, or show what is included in the sale.