



Tucked away in a quiet cul-de-sac, this spacious detached home offers flexible living on a prime corner site. The open-plan kitchen, dining, and living area flows into a bright conservatory, while a large family room, utility, and downstairs WC add practicality.

Upstairs, four well-proportioned bedrooms include a main suite with a dressing room and ensuite. A modern family bathroom, enclosed gardens, an integral garage, and a tarmac driveway complete the space.

Minutes from Newtownards town centre, with top schools and easy access to Belfast, 44 Manse Gate blends convenience with tranquility — ready for its next chapter.

Offers Over
£395,000

44 Manse Gate,
NEWTOWNARDS,
BT23 4DG

Viewing by
appointment
through agent
028 9042 4747



- Spacious detached family home; on a corner site at the end of a quiet cul-de-sac
- Open-plan kitchen, living, and dining area; with built-in appliances
- Large family room; for comfortable everyday living
- uPVC double-glazed conservatory; overlooking the rear garden
- Four well-proportioned bedrooms; main bedroom features a dressing room and ensuite shower room
- Modern main bathroom; and additional downstairs WC
- Separate utility room; for added convenience
- Enclosed rear and side garden; bright and safe outdoor space
- Integral garage; for secure storage and parking
- Tarmac driveway; with space for two cars
- Gas-fired central heating and uPVC double glazing; for energy efficiency
- Prime location; just minutes from Newtownards town centre, offering a wide range of amenities
- Excellent local schools nearby; with easy access to main arterial routes connecting to Belfast City Centre

The Property Comprises:

uPVC composite front door with glazed panels.

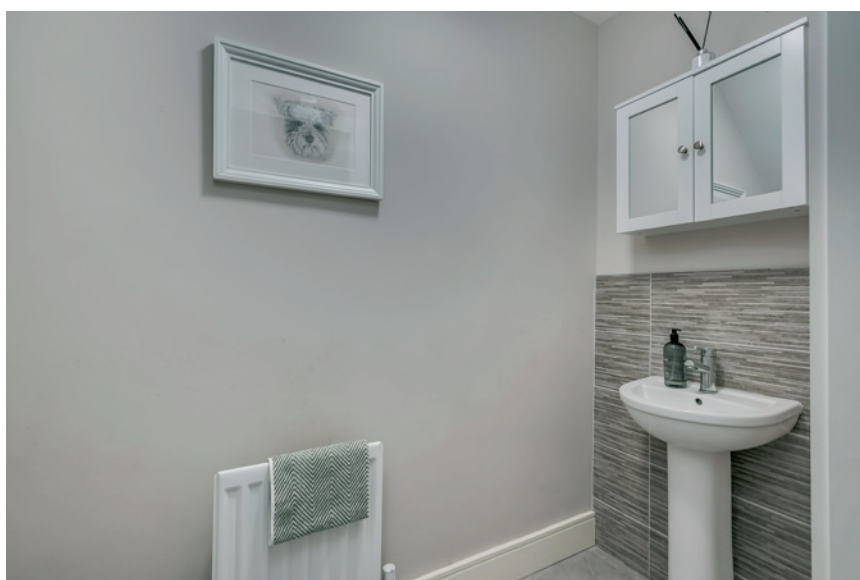
Entrance

ENTRANCE HALL: Ceramic tiled floor, understair storage.



Ground Floor

CLOAKROOM WC Low flush WC, wash hand basin with chrome mixer tap and storage above, ceramic tiled floor.



LIVING ROOM: 19' 8" x 12' 10" (6m x 3.9m) At widest points.

Large bay window with outlook to front, low voltage spotlights, wood burning stove effect electric fire.



KITCHEN/DINING/LIVING 26' 7" x 10' 2" (8.1m x 3.1m) At widest points.

Ceramic tiled floor, excellent range of high and low level units, integrated fridge freezer, CDA electric oven, Quartz worktops, integrated dishwasher, large blanco stainless steel sink with chrome mixer tap, Shott Ceran electric hob with extractor fan.





SUN ROOM: 11' 10" x 11' 6" (3.6m x 3.5m) Ceramic tiled floor, access to garden via sliding patio doors.



UTILITY ROOM: 9' 6" x 4' 11" (2.9m x 1.5m) Plumbed for washing machine and tumble dryer, stainless steel sink with drainer and mixer tap, range of high and low level units, access to gas boiler, door to garage.



First Floor

LANDING: Excellent natural light, slingsby ladder to loft which is partially floored with power.

BEDROOM (1): 17' 9" x 11' 2" (5.4m x 3.4m) Dual aspect windows.

ENSUITE SHOWER ROOM: Ceramic tiled flooring, low flush WC, wash hand basin with chrome mixer tap and storage underneath, heated towel radiator, fully tiled double shower enclosure.

DRESSING ROOM: Excellent range of built in storage, outlook to side.



BEDROOM (2): 16' 1" x 12' 10" (4.9m x 3.9m) At widest points.

Dual aspect windows.

BEDROOM (3): 11' 6" x 11' 6" (3.5m x 3.5m) Outlook to rear.



BEDROOM (4): 9' 2" x 9' 6" (2.8m x 2.9m) Outlook to rear.

FAMILY BATHROOM Ceramic tiled floor, fully tiled shower cubicle, heated towel rail, wash hand basin with chrome mixer tap and storage beneath, low flush WC, Partially tiled walls, bath with overhead attachment.

HOTPRESS: Water tank.



Outside

FRONT GARDEN: Laid in lawns, tarmac driveway with off-street parking for two cars.

REAR GARDEN: Laid in lawns, paved patio area.

GARAGE: 11' 2" x 4' 11" (3.4m x 1.5m) Up and over door, UPVC double glazed access door to side.



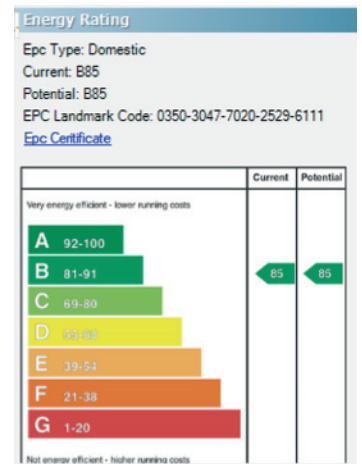


Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

Travelling along Blair Mayne Road South passing Ards Shopping Centre take your first left onto Manse Road and immediately left. Follow the road until you come to the Manse Gate development. As you enter, No.44 is on the right side at the end of a small cul de sac.

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 Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
www.templetonrobinson.com



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