



Set at the end of a quiet cul-de-sac, this beautifully designed detached home offers generous space and flexible living. The heart of the home is an open-plan kitchen, dining, and living area, leading into a bright sunroom that overlooks the garden. A separate family room, playroom, utility, and downstairs WC provide both comfort and practicality.

Upstairs, five well-proportioned bedrooms include a main suite with a stylish ensuite, while a modern family bathroom serves the rest of the home. Outside, an enclosed rear garden offers a private retreat, and a spacious tarmac driveway provides ample parking.

Perfectly positioned just minutes from Newtownards town centre, with excellent schools and easy access to Belfast, 43 Manse Gate is a fantastic opportunity to enjoy both convenience and tranquility.

Offers Over
£369,950

43 Manse Gate,
NEWTOWNARDS,
BT23 4DG

Viewing by
appointment
through agent
028 9042 4747



- Spacious detached home in a quiet cul-de-sac
- Open-plan kitchen, living & dining area with built-in appliances
- Large family room for comfortable everyday living
- Playroom & bright sunroom overlooking the rear garden
- Five well-proportioned bedrooms, including a main suite with ensuite
- Modern family bathroom plus a convenient downstairs WC
- Separate utility room for added functionality
- Enclosed rear garden—private, bright & family-friendly
- Tarmac driveway with parking for three cars
- Gas-fired central heating & uPVC double glazing for efficiency
- Prime location just minutes from Newtownards town centre & top schools
- Easy access to main routes connecting to Belfast City Centre

The Property Comprises:

Ground Floor

uPVC composite front door with glazed panels to . . .

ENTRANCE HALL: Ceramic tiled floor, understairs storage.

DOWNSTAIRS W.C.: Low flush wc, pedestal wash hand basin with chrome mixer tap, part tiled walls, radiator.

LIVING ROOM: 22' 4" x 10' 6" (6.8m x 3.2m) (at widest points). Grey oak effect laminate flooring, low voltage spotlights, electric wood burning stove, large bay window overlooking the front.



KITCHEN/LIVING/DINING: 21' 4" x 18' 1" (6.5m x 5.5m) Range of high and low level units, quartz worktops, integrated fridge freezer, microwave and dishwasher, Smeg range cooker with induction hob and extractor fan, 1.5 bowl Blanco sink unit with Blanco mixer tap, island unit with storage and casual dining area and integrated power supply, ceramic tiled flooring. Dining and seating area with patio doors to the rear garden.



PLAYROOM: 14' 5" x 10' 6" (4.4m x 3.2m) (at widest points). Grey oak effect herringbone laminate floor. Outlook to front. Access to . . .

UTILITY ROOM: 10' 6" x 6' 11" (3.2m x 2.1m) (at widest points). Excellent range of units, plumbed for American fridge freezer, washer/dryer, Franke sink with chrome mixer tap, gas fired boiler, access to side.

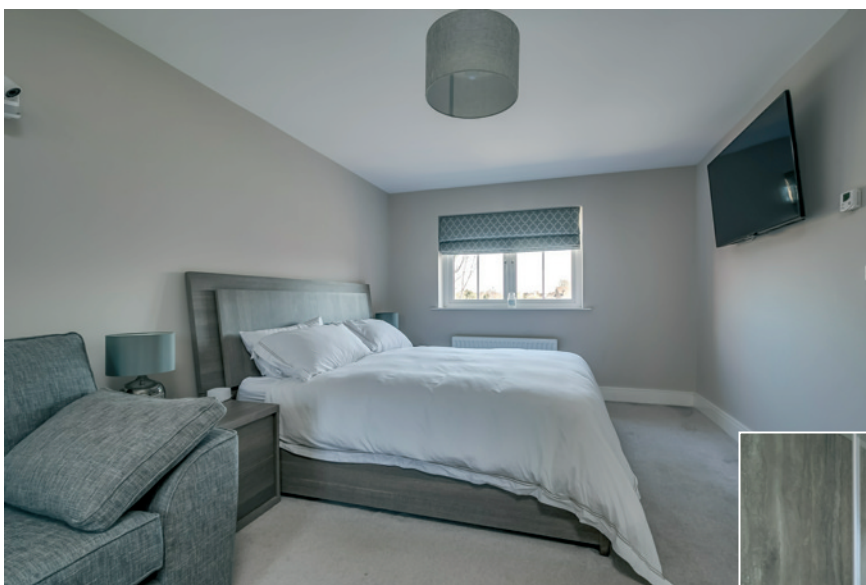


First Floor

BRIGHT & AIRY LANDING: Linen cupboard, access to partially floored roofspace with light accessed via Slingsby type ladder.

PRINCIPAL BEDROOM: 16' 9" x 10' 6" (5.1m x 3.2m) (at widest points). Outlook to front, seating area and dresser.

ENSUITE SHOWER ROOM: Fully tiled shower enclosure with rain shower head and body spray, pedestal wash hand basin with chrome mixer tap, heated towel rail, low flush wc.



BEDROOM (2): 12' 10" x 9' 2" (3.9m x 2.8m) (at widest points). Grey oak effect laminate flooring, outlook to front.

BEDROOM (3): 13' 5" x 9' 2" (4.1m x 2.8m) (at widest points). Grey oak effect laminate flooring, outlook to rear.



BEDROOM (4): 8' 2" x 6' 11" (2.5m x 2.1m) (at widest points). Currently used as a study, outlook to front.

BEDROOM (5): 9' 10" x 8' 2" (3m x 2.5m) (at widest points). Currently used as a walk-in wardrobe, outlook to rear.



FAMILY BATHROOM: Fully tiled shower cubicle, pedestal wash hand basin with chrome mixer tap, low flush wc, bath with chrome overhead shower, heated towel rail, ceramic tiled floor.



Outside

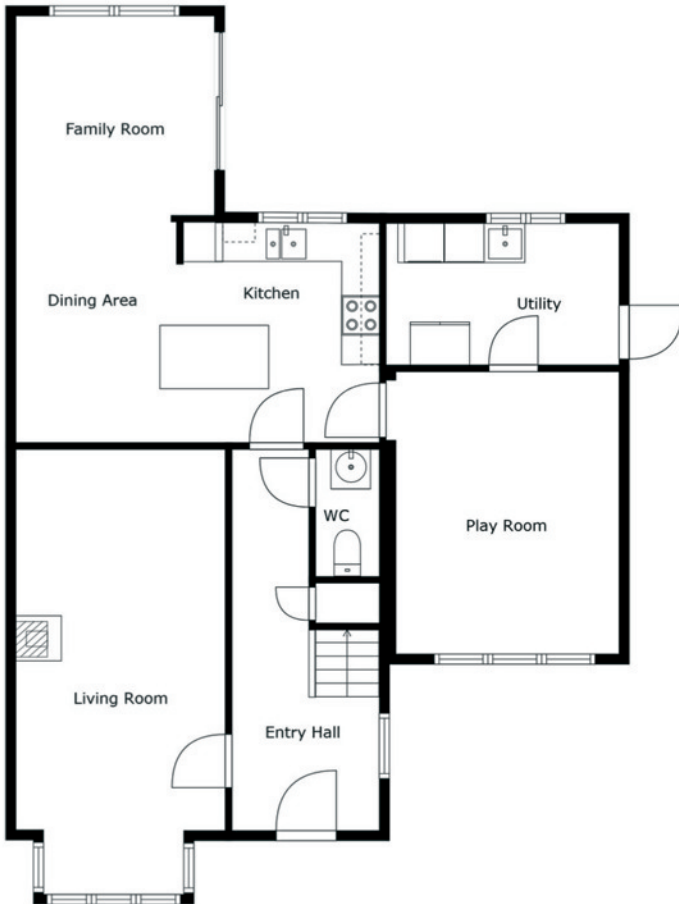
Tarmac driveway to front. Private rear garden with artificial grass, west facing patio area and fencing, access to side for bins.



Location:

From Blair Mayne Road South, pass Ards Shopping Centre and take the first left onto Manse Road, then an immediate left into Manse Gate. Follow the road, and No.43 is on the right.

Telephone 028 9042 4747
www.templetonrobinson.com



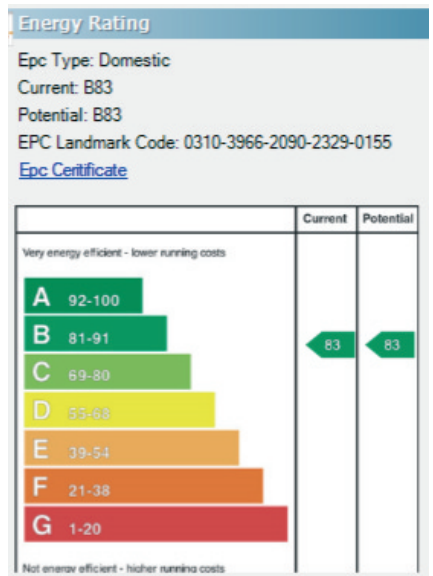
Floor 1



Floor 2

Sizes And Dimensions Are Approximate. Actual May Vary.

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 Lisburn - 028 92 66 1700
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