

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

46 High Street, Newtownards, County
Down, BT23 7HZ

028 91811444

newtownards@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**3 MANSE GATE,
NEWTOWNARDS, BT23 4DG**

OFFERS AROUND £380,000

OPEN VIEWING

Saturday 25th May

12-1pm

If great space and a luxury finish is what you're hoping for, then look no further! This superb detached home in the Manse Gate development in Newtownards is simply stunning and will appeal to families, couples and downsizers. Close to Newtownards town centre and the main arterial routes, it would also suit anyone needing to commute.

On entering the home, you will immediately appreciate the owners attention to detail throughout and great thought has gone into the practicalities of family living, whilst maintaining a high end standard of décor.

The accommodation comprises formal living area, guest wc, open plan kitchen/living/dining area, family bathroom and four bedrooms, two with beautiful ensuite shower rooms.

In addition, there is a good sized roofspace in the property, which would be suitable for a conversion (subject to necessary permissions).

Externally, there is a brick paviour driveway to the front with an area in lawn and access to the detached garage and the rear is full enclosed with a fabulous landscaping scheme to allow maximum space for entertaining.

We would recommend viewing this home at your earliest convenience to avoid disappointment as houses of this quality don't come along often!



Key Features

- Stunning Four Bedroom Detached Property In The Popular Manse Gate Area
- Open Plan Kitchen/Living/Dining Area With Doors To Landscaped Rear Garden
- Four Double Bedrooms, Two With Luxury Ensuite Shower Rooms
- Close To Main Arterial Routes To Belfast City Centre
- Opportunity To Extend Into Roofspace (Subject To Necessary Permissions)
- Luxury Range Of Kitchen Units With A Great Range Of Integrated Appliances
- Within Minutes Of Newtownards Shopping Centre And All Local Amenities
- Detached Garage With Fully Fitted Utility Area



Accommodation

Comprises:

Entrance Hall

Tiled floor, storage under the stairs.

W/C

White suite comprising wall mounted wash hand basin with mixer tap, low flush wc, part tiled walls, tiled floor, extractor fan.

Living Room

14'0" x 14'10"

Wood laminate flooring, recessed spotlighting.

Kitchen/Dining

22'3" x 14'3"

Luxury range of high and low level units, granite work surfaces, inset sink with "Quooker" hot tap, integrated dishwasher, pull out bin unit, integrated oven, integrated microwave, five ring gas hob with extractor fan, larder cupboard, integrated fridge, integrated freezer, island with seating, storage, wine fridge, storage and pull up electrical point, tiled flooring, recessed spotlighting, back door to rear garden.

Sunroom

11'2" x 11'1"

Tiled flooring, recessed spotlighting, sliding patio doors.

First Floor

Landing

Access to roof space, hot press with storage.

Bedroom 1

12'8" x 9'8"

Double room with ensuite.

Ensuite

Luxury white suite comprising walk in shower enclosure with overhead shower, waterfall head and sliding door, vanity unit with sink, storage and mixer tap, mirror with light and storage, low flush wc, heated towel rail, tiled floor, part tiled walls, extractor fan.

Bedroom 2

11'3" x 14'6"

Double room with ensuite.

Ensuite

Luxury white suite comprising walk in shower enclosure with overhead shower and sliding door, wall mounted wash hand basin with mixer tap and tiled splashback, mirror with light, low flush wc, tiled floor, panelled walls, extractor fan.

Bedroom 3

11'6" x 11'10"

Double room.

Bedroom 4

10'2" x 10'2"

Double room.

Bathroom

Luxury white suite comprising free standing feature copper bath with mixer tap and shower attachment, corner shower enclosure with overhead shower and sliding door, vanity unit with sink, storage and mixer tap, mirror with light, low flush wc, heated towel rail, tiled floor, part tiled walls, extractor fan.

Garage

10'0" x 21'11"

Electric door, utility area with high and low level units, stainless steel sink with mixer tap and built in drainer, laminate work surfaces, plumbed for washing machine, space for tumble dryer, space for American style fridge/freezer.

Outside

Front: Brick paviour driveway, area in lawn, access to garage, gated area.

Rear: Fully enclosed, porcelain tiled area for entertaining, wood chip bedding areas with mature shrubs, artificial grass, outside sockets, outside lights, outside tap.







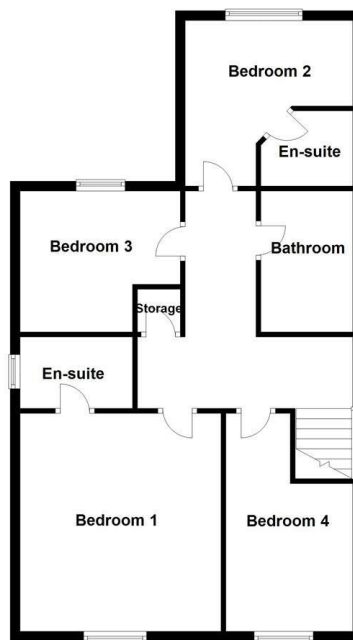




Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 91811444.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BANGOR
028 9127 1185

CAVEHILL
028 9072 9270

FORESTSIDE
028 9064 1264

NEWTOWNARDS
028 9181 1444

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028 9070 1000

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028 9756 1155

CAUSEWAY COAST
0800 644 4432

DOWNPATRICK
028 4461 4101

MALONE
028 9066 1929



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