

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**44 LAKEVIEW MANOR,
NEWTOWNARDS, BT23 4US**

OFFERS AROUND £149,950

Lakeview Manor commands an excellent location on the edge of Newtownards opposite the beautiful Kiltonga Wildlife Reserve in one of the towns most sought after residential addresses. This modern first floor apartment will appeal to first time buyers, downsizers and investors with two well proportioned bedrooms, modern bathroom and open plan kitchen/living area. Enjoy the convenience of gas fired central heating and UPVC triple glazed windows, ensuring warmth and energy efficiency throughout the property. It has been well finished internally and we anticipate high interest in this fantastic home.

The location of Lakeview Manor could not be better - two minutes from the A20 to Dundonald and Belfast and the A21 to Bangor, making a relatively stress free commute to work. Many of Co. Downs leading primary and secondary schools are within a short walk as are the excellent shopping and retail facilities at Ards Shopping Centre.

For those interested in recreational pursuits, there are a host of football, rugby and hockey clubs close by, as well as two golf courses at Scrabo and Clondeboye. This outstanding development offers an idyllic way of life close to all conceivable amenities, in an area with a breathtaking mix of character and beauty.



Key Features

- First Floor Apartment In An Exclusive Development In Newtownards
- Two Well Proportioned Bedrooms
- Gas Fired Central Heating And Triple Glazed Windows
- Communal Landscaped Gardens With Feature Patio Area
- Spacious Open Plan Lounge To Luxury Kitchen/Dining Area
- White Bathroom Suite With Chrome Fittings
- Allocated Parking Space And Additional Visitor Parking
- Attractive Development Within Close Proximity To Newtownards Town Centre



Accommodation

Comprises:

Self contained entrance on ground floor.

Reception Hall

Built in storage with gas boiler, plumbed for washer dryer.

Kitchen/Dining Area

14'4" x 6'1"

Range of high and low level units with laminate work surfaces and upstands, single drainer stainless steel sink unit with mixer tap, integrated appliances to include; built in fridge freezer, under oven, gas hob, stainless steel extractor fan and dishwasher, feature glazed unit, recessed spotlighting and tiled floor.

Living Room

10'6" x 13'2"

Fabulous dual aspect windows overlooking Scrabo Tower. Space for informal dining, recessed spotlighting and Juliette balcony.

Bedroom 1

9'5" x 13'10"

Double bedroom.

Bedroom 2

7'0" x 9'10"

Bathroom

5'5" x 8'1"

White suite comprising paneled bath with mixer tap, overhead shower, glazed shower screen, tiled splashback, low flush wc, wall mounted wash hand basin with mixer tap, tiled splashback, tiled floor, extractor fan and spotlighting.

Outside

Communal gardens beautifully landscaped with feature patio area and views to Scrabo Tower. Allocated parking space and additional guest parking.











Ground 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 PlanItUp.

44 Lakeview Manor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(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.

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