

ULSTER PROPERTY SALES

# UPS

**DONAGHADEE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**26 MANSE COURT,  
CARROWDORE,**

**OFFERS AROUND £190,000**

26 Manse Court, Carrowdore, Newtownards, is a modern, well-maintained three-bedroom semi-detached house. The property boasts a modern fitted kitchen, alongside a spacious living room providing a warm family friendly environment.

With three generously sized bedrooms, there is ample space for family living or guest accommodation. The property also features three bathrooms, ensuring convenience and comfort for all residents. Additionally, the utility room adds to the practicality of the home.

Situated close to local amenities, schools, and main arterial routes, this residence offers both tranquillity and accessibility. Whether you are commuting to work or seeking leisure activities, everything you need is within easy reach.

Given the appealing features and prime location of this property, early viewing is highly recommended to fully appreciate what it has to offer.



## Key Features

- Spacious, Semi Detached Property In A Quiet Cul-De-Sac Location
- Three Double Bedrooms, Master With Ensuite Shower Room
- Oil Fired Central Heating And uPVC Double Glazed Windows
- Within Walking Distance Of Local Amenities, Schools And Main Arterial Routes
- Modern Fitted Kitchen, Spacious Living Room And Utility Room
- Family Bathroom Comprising Of White Suite And Downstairs W/C
- Stoned Driveway With Space For Multiple Vehicles And Fully Enclosed Rear Garden
- Early Viewing Recommended



## Accommodation

### Comprises:

#### Hall

Wood laminate flooring.

#### Living Room

11'4" x 19'10"

Wood laminate flooring, multi-fuel stove with tiled hearth and wooden mantle.

#### Kitchen/Dining Room

10'1" x 19'10"

Fitted kitchen with a range of high and low level units, laminate work surfaces, one and a quarter stainless steel sink with mixer tap and drainer, four ring electric hob, integrated oven and grill, stainless steel extractor hood, space for fridge/freezer, tiled floor, recessed spotlights, space for dining, patio doors into enclosed rear garden.

#### Utility

5'6" x 7'9"

Range of low level units, laminate work surfaces, single stainless steel sink with mixer tap and drainer, plumbed for washing machine, tiled floor, extractor fan.

#### W/C

White suite comprising pedestal wash hand basin with mixer tap and tile splashback, low flush w/c, tiled floor, extractor fan.

#### First Floor

#### Landing

Hot press and storage.

#### Bedroom 1

11'1" x 11'5"

Double bedroom with built in storage and wood laminate flooring.

#### Ensuite Shower Room

White suite comprising, shower enclosure, wall mounted overhead shower, wall mounted wash basin with mixer tap, low flush w/c, tiled floor, tiled walls, recessed spotlights and extractor fan.

#### Bedroom 2

10'8" x 11'4"

Double bedroom.

#### Bedroom 3

8'8" x 11'4"

Double bedroom with wood laminate flooring.

#### Bathroom

White suite comprising, panelled bath with mixer tap, wall mounted wash hand basin with mixer tap, corner shower enclosure, wall mounted overhead shower, sliding doors, low flush w/c, tiled floor, tiled walls, recessed spotlights, extractor fan.

#### Outside

Front - Stoned driveway with space for two vehicles, area in lawn, area in shrubs, paved walkway to front door.  
Rear - Fully enclosed rear garden, area in lawn, area in raised beds with shrubs and hedging, oil fired boiler, oil tank, outside tap and light, patio area, side gate for bin access.





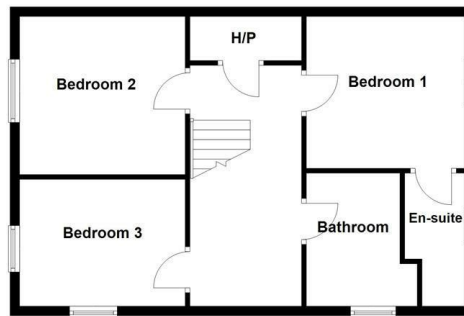
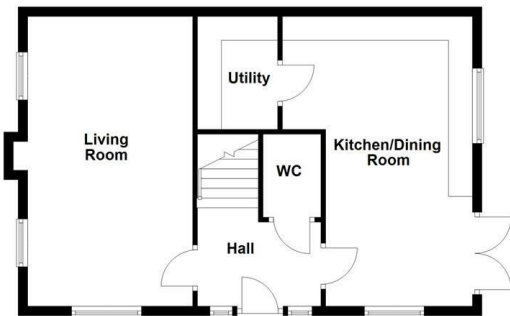






Ground Floor

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 PlanItUp

26 Manse Court, Carradore

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	85
(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 9188 8000.

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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