

40 Manse Gate , Newtownards, BT23 4DG

"Stunning! At over 1,550 sq.ft. and only 4 years old, this modern detached home will not fail to impress with its standard of finish and internal space".

The first floor of the property offers 4 spacious bedrooms, including a master with luxury en-suite shower room and 3 with large built in sliding door wardrobes, plus a luxury family bathroom, with centre bath and separate shower. The ground floor centres around a stunning open plan kitchen/dining/sun room, with luxury kitchen and separate utility room, sliding patio doors to the enclosed rear garden, whilst, to the front, is an additional spacious lounge and ground floor WC. The whole property is presented to "Better than turn-key" finish with many upgraded fixtures and fittings which take this property to a higher level of desirability.

Externally there is a detached garage, with generous driveway, and a fully enclosed rear garden, with low maintenance artificial grass and beautiful paved patio areas plus additional paved space to the front and storage area to the side.

A stunning modern home in prime location, on the Belfast side of Newtownards, internal viewing is highly recommended to fully appreciate this lovely home.

Offers Around £385,000

40 Manse Gate

, Newtownards, BT23 4DG



- Spacious & modern detached family home
- Spacious lounge
- Detached garage with tarmac driveway
- Prime location on Belfast side of Newtownards
- 4 large bedrooms (master en-suite + 3 with built in sliderobes)
- Family bathroom + ground floor cloakroom
- uPVC double glazing & Fascia - Phoenix gas central heating
- Open plan kitchen/dining/sun room
- Utility room
- Low maintenance gardens front, side and rear

Entrance

Entrance hall

Lounge

16'7x14'10 (5.05mx4.52m)

Kitchen/Dining/Sun room

22'4x22'3 (6.81mx6.78m)

Utility room

10'3x5'7 (3.12mx1.70m)

WC

7'2x3 (2.18mx0.91m)

Landing

Bathroom

8'6x6'6 (2.59mx1.98m)

Bedroom 1

15'7x11'8 (4.75mx3.56m)

Ensuite shower room

8'4x2'11 (2.54mx0.89m)

Bedroom 2

14'2x11'3 (4.32mx3.43m)

Bedroom 3

12x12 (3.66mx3.66m)

Bedroom 4

13'3x10'3 (4.04mx3.12m)

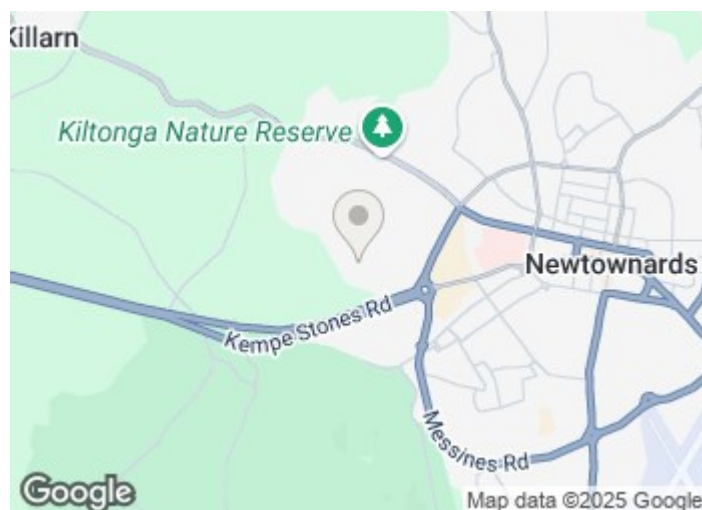
Detached garage

19'7x10 (5.97mx3.05m)

Outside

Tenure

Property misdescriptions

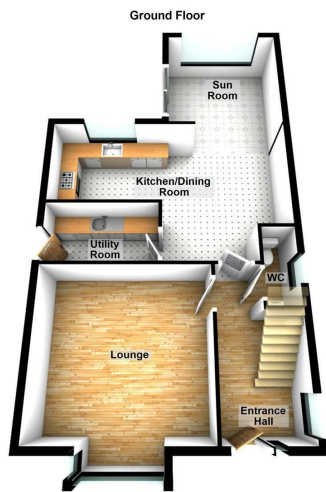


Directions

From Ards Shopping Centre and Blair Mayne Road South turn into Manse Road (opposite) then follow the road to the left. Proceed to the end then into Manse Gate to where number 40 is on the right.



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A			Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
Northern Ireland		EU Directive 2002/91/EC		Northern Ireland		EU Directive 2002/91/EC	