

ULSTER PROPERTY SALES

# UPS

**NEWTOWNARDS BRANCH**

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

**028 91811444**

[newtownards@ulsterpropertysales.co.uk](mailto:newtownards@ulsterpropertysales.co.uk)

NETWORK STRENGTH - LOCAL KNOWLEDGE



**20 MILECROSS MANOR,  
NEWTOWNARDS, BT23 4ZW**

**OFFERS OVER £299,950**



Located in the sought-after Milecross development on the Belfast Road, opposite Kiltonga Nature Reserve, this exquisite semi-detached home in Newtownards offers a perfect blend of modern living and serene surroundings. With three generously sized double bedrooms, including a primary suite complete with an ensuite shower room, this property is designed for comfort and convenience. The stunning views towards Scrabo Tower and Strangford Lough from the primary bedroom add a touch of natural beauty to your everyday life.

The heart of the home is undoubtedly the luxurious kitchen, which boasts a comprehensive range of units, elegant quartz work surfaces, and a central island that provides ample space for both dining and family gatherings. The first-floor living room, featuring a charming Juliette balcony, is an ideal space for relaxation and entertaining, allowing you to enjoy the picturesque semi-rural outlook at the rear of the development.

Additional highlights include floored roofspace, integral garage with a utility area, a well-maintained South facing rear garden with a lawn, and a sunny paved area perfect for outdoor entertaining. The property also benefits from a brick paviour driveway, providing convenient parking at the front.

Situated within walking distance to the town centre, this home offers easy access to beautiful walking routes and the main arterial roads leading to Belfast. This property is not just a house; it is a wonderful opportunity to embrace a lifestyle of comfort and convenience in a desirable location. Don't miss the chance to make this stunning home your own.



## Key Features

- Stunning Semi Detached Property On The Popular Belfast Road In Newtownards
- Three Double Bedrooms, Primary With Ensuite Shower Room
- Luxury Kitchen With a Good Range Of Units, Integrated Appliances And Centre Island
- Guest WC On Lower Ground Floor, Main Family Bathroom On First Floor
- Close To Newtownards Town Centre And The Main Arterial Routes To Belfast
- Views Over Scrabo Tower And Towards Strangford Lough
- Integral Garage With Utility Area And Electric Up And Over Door
- Within Walking Distance To Town Centre And All Local Amenities



### Accommodation

#### Comprises:

#### Entrance Hall

Feature tiled flooring, recessed spotlighting, built in storage with gas boiler, feature windows, storage under stairs, access to integral garage.

#### Integral Garage

16'4" x 11'9"

Electric door, utility area with a range of high and low level units, laminate work surfaces, space for tumble dryer, plumbed for washing machine, single stainless steel sink with built in drainer and mixer tap.

#### Lower Floor

#### Kitchen/Living/Dining Room

15'8" x 15'8"

Luxury range of high and low level units, quartz work surfaces, upstands and splashback, integrated fridge, integrated freezer, integrated double oven, four ring gas hob with stainless steel extractor fan and hood, large island with storage, integrated wine cooler, "Blanco" stainless steel undermounted sink with built in drainer and mixer tap and breakfast bar seating, space for dining and space for family area, tiled flooring, double doors to rear garden.

#### Guest WC

White suite comprising vanity unit with sink, storage and mixer tap, low flush wc, feature tiled wall, tiled flooring, extractor fan.

#### First Floor

#### Landing

Double cloakroom.

#### Living Room

15'5" x 11'9"

Wood laminate flooring, recessed spotlighting, double doors to "Juliette" balcony, views towards Scrabo Tower.

#### Bedroom 2

13'9" x 11'9"

Double room, access to roofspace.

#### Bedroom 3

10'9" x 7'6"

Double room.

#### Bathroom

White suite comprising tiled bath with hand shower attachment, low flush wc, vanity unit with sink, storage and mixer tap, corner shower enclosure with overhead shower and glazed doors, wall mounted chrome radiator, skylight, extractor fan, tiled flooring.

#### Second Floor

#### Landing

Linen cupboard with built in storage, inbuilt loft ladder providing access to floored roofspace with light.

#### Primary Bedroom

15'5" x 11'9"

Double room, built in wardrobes, views over Scrabo Tower and Strangford Lough, ensuite shower room.

#### Ensuite Shower Room

White suite comprising vanity unit with sink, storage and mixer tap, low flush wc, walk in shower enclosure with overhead shower and glazed doors, tiled floor, part tiled walls, extractor fan.

#### Outside

Front: brick paviour driveway. Rear: South facing paved entertaining area, area in lawn, side bin access, outside light, fully enclosed.













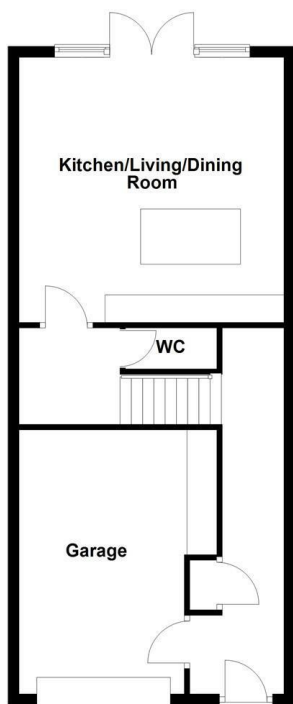




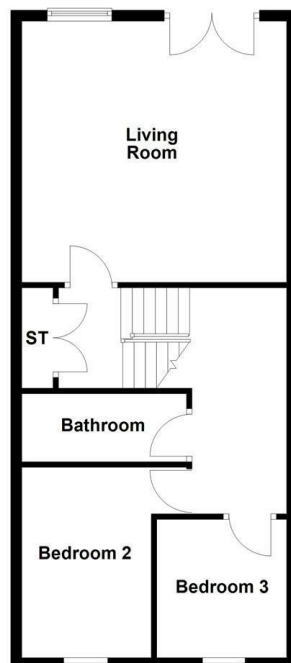




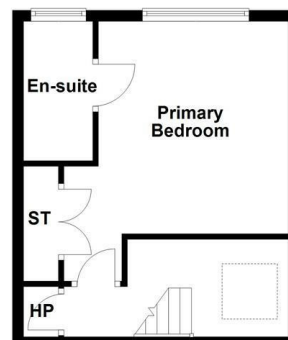
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	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

BALLYHACKAMORE  
028 9047 1515

BALLYNAHINCH  
028 9756 1155

BANGOR  
028 9127 1185

CARRICKFERGUS  
028 9336 5986

CAVEHILL  
028 9072 9270

DONAGHADEE  
028 9188 8000

DOWNPATRICK  
028 4461 4101

FORESTSIDE  
028 9064 1264

GLENGORMLEY  
028 9083 3295

MALONE  
028 9066 1929

NEWTOWARDS  
028 9181 1444

RENTAL DIVISION  
028 9070 1000



CWS Properties Ltd; Trading under licence as Ulster Property Sales (Newtownards) Reg. No. NI616437;  
Registered Office: 324 Upper Newtownards Road, Belfast BT4 3EX  
©Ulster Property Sales is a Registered Trademark