

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**8 MANSE PARK,
NEWTOWNARDS, BT23 4TN**

OFFERS AROUND £350,000

Manse Park is located at the start of the Manse Road area in Newtownards and is popular due to its proximity to the main arterial routes, bus links, schools and local amenities including Newtownards Shopping Centre.

This five bedroom property boasts well maintained gardens to front, side and rear with an array of well developed plants, shrubs and trees.

Internally there is an abundance of space, with the ground floor comprising a bright and spacious living area with dual aspect windows and open fireplace, and separate dining room open to a rear sunroom. The kitchen is a good size with a range of units, built in appliances, and offers access to the rear porch with double doors to the rear garden.

The first floor has five well proportioned bedrooms, and a main family bathroom suite. This home will appeal to a variety of buyers and early viewing is highly recommended.

Manse Park is a well maintained cul-de-sac with substantial detached homes on generous sites, and this property will not disappoint.



Key Features

- A Fantastic Five Bedroom Detached Property In The Ever Popular Manse Road Area
- Dining Room With Wooden Flooring, Door To Kitchen And Open To Sunroom
- Five Bedrooms, Master With Ensuite Shower Room & Separate Family Bathroom
- Driveway For Multiple Vehicles, Garage Access & Established Gardens To Front & Rear
- Living Room With Dual Aspect Views, Open Fireplace And A Separate Family Room
- Kitchen With A Range Of Units & Integrated Appliances Leading To Rear Porch
- Oil Fired Central Heating System And uPVC Double Glazed Windows Throughout
- Within Walking Distance To Newtownards Town Centre And Arterial Routes To Belfast



Accommodation

Comprises:

Entrance Hall

Tiled flooring, corniced ceiling, under stairs storage.

Family Room

11'1" x 8'10"

Glazed doors to rear porch. Suitable as a playroom/ office.

Guest WC

Coloured suite comprising pedestal wash hand basin, low flush w.c., tile flooring, part tiled walls.

Living Room

18'8" x 13'5"

Fireplace with tiled hearth, tiled surround and wooden mantle, corniced ceiling, dual aspect views, glazed door to dining room and sunroom.

Dining Room

13'5" x 10'5"

Corniced ceiling, wood flooring, open to sunroom, door to kitchen.

Sun Room

14'1" x 12'1"

Wood flooring, recessed spotlighting, double doors to rear garden.

Kitchen

14'1" x 9'2"

Range of high and low level units, laminate work surfaces, 1 1/4 'Franke' sink with mixer tap and drainer, feature glazed units, integrated fridge, four ring electric hob with integrated extractor fan and hood, integrated under oven, plumbed for dishwasher, recessed spotlighting, tiled flooring, part tiled walls, glazed door to rear porch.

Rear Porch

9'2" x 7'6"

Tiled flooring, access to garage, double doors to rear garden.

Garage

19'8" x 9'6"

Up and over door, power and light, oil fired boiler.

First Floor

Landing

Access to roofspace, linen cupboard with storage.

Bedroom 1

13'5" x 11'5"

Double room, built-in wardrobes, ensuite.

Ensuite Shower Room

White suite comprising pedestal wash hand basin with mixer tap, low flush w.c., shower enclosure with overhead shower and glazed door, tiled flooring, fully tiled walls, recessed spotlighting, extractor fan.

Bedroom 2

13'9" x 10'5"

Double room, built-in wardrobes and storage.

Bedroom 3

10'9" x 9'2"

Double room.

Bedroom 4

10'5" x 9'2"

Double room, views of Scrabo Tower.

Bedroom 5

10'2" x 7'2"

Bathroom

Coloured suite comprising pedestal wash hand basin, panelled bath with 'Mira' overhead shower and glazed shower screen, low flush w.c., tiled flooring, fully tiled walls.

Outside

Tarmac driveway to front with space for multiple vehicles, access to garage, front and side garden in lawn, mature plants, shrubs and trees. Fully enclosed rear garden, areas in lawn, additional driveway, workshop with power and light, views of Scrabo Tower, raised bedding areas with mature plants, shrubs and trees, oil storage tank, paved entertaining area, outside lights, outside tap.











Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	54
(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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