



## 1 Manse Gate , Newtownards, BT23 4DG

"Set in a prime location and at only 3 years old, this modern detached home will not fail to impress with its standard of finish and both internal and external space - no postage stamp site here!". The first floor of the property offers 4 bedrooms, including a master with en-suite shower room, 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 formal 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 very generous driveway, and a fully enclosed rear garden, with paved patio plus additional garden space to the side in lawn with timber deck area. A stunning modern home in a prime location, on the Belfast side of Newtownards, internal viewing is highly recommended to fully appreciate this lovely home.

**Offers Around £375,000**

# 1 Manse Gate

, Newtownards, BT23 4DG



- Spacious & modern detached family home
- Formal lounge
- Detached garage with very spacious tarmac driveway
- Prime location on Belfast side of Newtownards
- 4 bedrooms (master en-suite)
- Family bathroom + ground floor cloakroom
- uPVC double glazing & fascia - Phoenix gas central heating
- Open plan kitchen/dining/sun room
- Utility room
- Gardens in lawn to front, side & enclosed to rear with paved patio and raised deck area

## Entrance

### Entrance hall

### Lounge

14'7x11'11 (4.45mx3.63m)

### Kitchen/dining/Sun room

22'6x15'8 (6.86mx4.78m)

### Utility room

5'11x6'11 (1.80mx2.11m)

### Cloakroom

6'2x3'2 (1.88mx0.97m)

### Landing

### Bathroom

7'11x6'7 (2.41mx2.01m)

## Bedroom 1

11x9'7 (3.35mx2.92m)

## En-suite shower room

6'7x5'7 (2.01mx1.70m)

## Bedroom 2

11'4x10'8 (3.45mx3.25m)

## Bedroom 3

11'6x10'4 (3.51mx3.15m)

## Bedroom 4

10'7x9'7 (3.23mx2.92m)

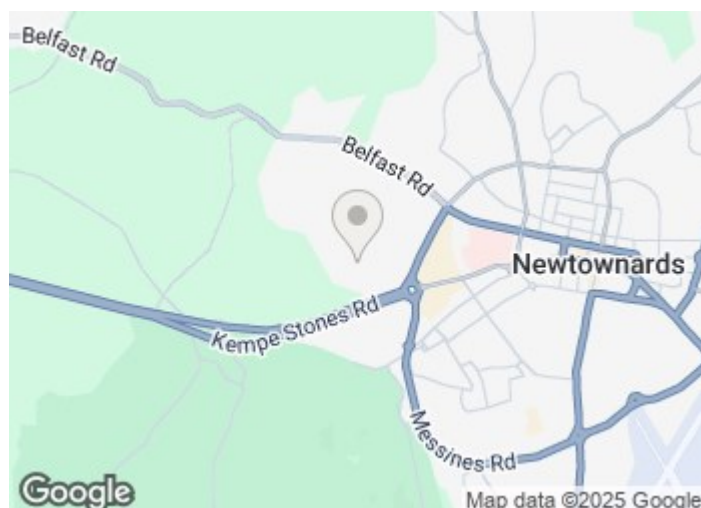
## Detached garage

22x10'4 (6.71mx3.15m)

## Outside

## Tenure

## Property misdescriptions



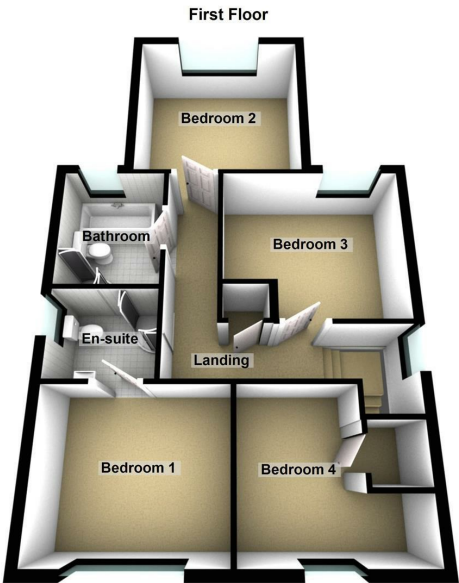
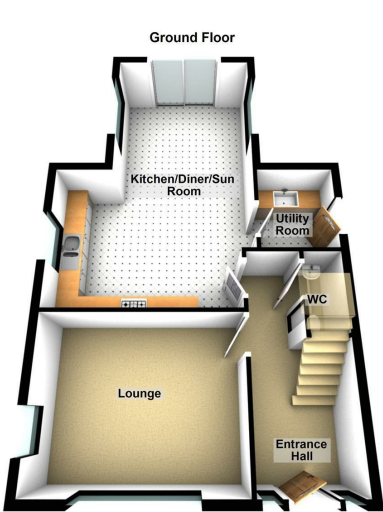
## Directions

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 1 is immediately on the left.





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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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