



ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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

028 91811444

newtownards@ulsterpropertyales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



12A MANSE ROAD,
NEWTOWNARDS, BT23 4TP

OFFERS AROUND £339,950

Set on a private and mature site in one of Newtownards' most desirable residential areas, this attractive detached three-bedroom home offers spacious and adaptable accommodation and is within easy reach of local schools, shops and transport links, providing a peaceful yet convenient setting for family living.

Inside, the home is well laid out, with a welcoming entrance hall leading to two generous reception rooms, a bright living room with open fireplace and a cosy snug ideal for relaxation or home working. The kitchen and dining area were refurbished in 2022, offering a fresh, contemporary space that opens onto the rear of the property. A cloakroom, WC and utility room, with direct access to the attached garage, complete the ground floor.

Upstairs, there are three comfortable double bedrooms, including a principal bedroom with en-suite shower room, while the family bathroom serves the remaining rooms. The property has great potential to modernise, allowing the next owner to create a home to their own taste and style.

Externally, to the front there is a beautiful, expansive garden with an array of mature trees, shrubs and flower beds, which, along with a paved patio area to the rear, provide the perfect space for al fresco dining and entertaining. The long driveway provides ample parking and turning space.

Available with no onward chain, 12A Manse Road represents an excellent opportunity to acquire a well-located detached home with scope to update and add value in a sought-after part of Newtownards.



Key Features

- Attractive, Detached Home in a Highly Sought-After Area of Newtownards
- Three Double Bedrooms, Principle with Ensuite Shower Room
- Family Bathroom and Ground Floor WC/Cloakroom
- Private, Mature Site with Attached Garage and Driveway with Ample Parking
- No Onward Chain
- Modern Fitted Kitchen with Access to Separate Utility Space
- Bright and Spacious Living Room with Gas Fire and Separate Snug
- Oil Fired Central Heating and PVC Double Glazed Windows
- Excellent Location Close To Ards Shopping Centre and Newtownards Town Centre



Accommodation

Comprises:

Entrance Hall

Herringbone effect laminate floor. Corniced ceiling and dado rail.

Living Room

21'07 x 12'08

Corniced ceiling and dado rail. Triple aspect windows. Open gas fire with tiled hearth, surround and wooden mantle.

Snug

11'08 x 11'05

Wooden floor. Corniced ceiling and dado rail.

Cloakroom

Laminate floor, leads to W.C.

WC

White suite comprising wc and wash hand basin, laminate floor.

Kitchen / Dining Area

21'07 x 11'08 (widest points)

Modern range of high and low level units, laminate worksurface and upstands, built in stainless steel sink with mixer tap and drainer, 4 ring electric hob with stainless steel extractor fan, integrated fridge freezer, mid level Normende oven and microwave, laminate floor, recessed spotlighting and double doors to back garden.

Utility Room

Low level units, stainless steel sink with mixer tap and drainer, plumbed for washing machine, space for tumble dryer, laminate floor, door to garage.

First Floor

Landing

Laminate floor, access to roofspace.

Master Bedroom

15'06 x 11'08

Double room, herringbone effect laminate floor. Dado rail.

Ensuite Shower Room

White suite comprising, wc, pedestal wash hand basin, shower enclosure with electric shower, fully tiled walls, laminate floor and extractor fan.

Bedroom 2

15'02 x 10'09

Double room, dado rail, built in storage.

Bedroom 3

11'11 x 10'07

Double room, herringbone style laminate flooring, dado rail, built in storage.

Bathroom

White suite comprising low flush wc, pedestal wash hand basin, panelled bath with over head shower, hot press storage, partly tiled walls and laminate floor.

Garage

11'09 x 19'06

Roller door, power and light, door to rear garden.

Outside

Front: private tarmac driveway with space for multiple vehicles, gate, area in lawn with mature trees and shrubs.

Back: Paved area, mature plants and hedging.











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		
(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.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

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ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

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028 9127 1185

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028 9064 1264

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028 9066 1929

NEWTOWARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



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