

ULSTER PROPERTY SALES

**UPS**

**NEWTOWNARDS BRANCH**

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**80 LAKEVIEW MANOR,  
NEWTOWNARDS, BT23 4US**

**OFFERS OVER £325,000**

Situated within the sought-after Lakeview Manor development, this well-presented home offers stylish, contemporary accommodation ideally suited to first-time buyers, young professionals and families. Conveniently located close to local amenities, schools and transport links, the property is also within walking distance of Kiltonga Nature Reserve.

The accommodation is thoughtfully arranged and begins with a welcoming entrance hall featuring tiled flooring, recessed lighting and useful under-stair storage. The spacious living room provides an excellent focal point, boasting a wood-burning stove and patio doors opening directly onto the rear garden, creating a seamless connection between indoor and outdoor living.

The heart of the home is the impressive open-plan kitchen and dining area, fitted with a range of modern units, integrated appliances and a central island offering additional seating and storage. With ample space for dining and direct access to the garden, this is an ideal setting for both everyday family life and entertaining. A contemporary ground floor WC completes the accommodation on this level.

Upstairs, there are three well-proportioned bedrooms, including a generous principal bedroom with ensuite shower room. The family bathroom is finished in a contemporary style and features both a separate shower enclosure and bath, catering to the needs of modern family living.

Externally, the property enjoys a tarmac driveway providing off-street parking together with a lawned front garden. To the rear, the enclosed garden offers a private outdoor space with a brick-paved patio, lawn, outside lighting and tap, ideal for relaxing, entertaining and family enjoyment.

Combining contemporary finishes, well-designed accommodation and an excellent location, this attractive home is sure to appeal to a wide range of purchasers. Early viewing is highly recommended.



## Key Features

- Beautifully presented detached home situated within the highly desirable Lakeview Manor development
- Impressive open-plan kitchen and dining area with integrated appliances and central island
- Modern family bathroom incorporating both a bath and separate shower enclosure
- Enclosed rear garden with brick-paved patio and lawn, ideal for outdoor entertaining and family enjoyment
- Spacious living room featuring a wood-burning stove and patio doors opening onto the rear garden
- Three well-proportioned bedrooms, including a principal bedroom with contemporary ensuite shower room
- Bright and stylish accommodation finished to a high standard throughout
- Conveniently located close to local amenities, schools, transport links and the scenic Kiltonga Nature Reserve



## Accommodation Comprises;

### Hall

Tiled floor, under-stair storage and recessed spot lighting.

### Living Room

15'04 x 13'01

Wood-burning stove with tiled hearth, recessed spot lighting, patio doors providing access to rear garden.

### WC

Modern white suite comprising: low-flush wc and semi-pedestal wash hand basin with mixer tap and tiled splashback, complemented by under-stair storage and a tiled floor.

### Kitchen/Dining Room

13'02 x 23'05

A range of high and low-level units with laminate worktops and an inset stainless steel sink with mixer tap, complemented by integrated appliances including a four-ring gas hob, oven, dishwasher, fridge freezer and washing machine. The kitchen also features a central island providing additional seating and storage, space for dining, a tiled floor, recessed spot lighting, and access to the rear garden.

### First Floor:

### Landing

Recessed spot lighting.

### Bedroom 1

13'01 x 10 x 9

Recessed spot lighting.

### Ensuite

Modern white suite comprising: low-flush wc, semi-pedestal wash hand basin with mixer tap, and shower enclosure with overhead showerhead and bi-folding doors. Further benefits include a wall-mounted chrome radiator, tiled floor, recessed spot lighting, and part-tiled walls.

### Bedroom 2

13'02 x 9'01

### Bedroom 3

### Bathroom

Modern white suite comprising a low-flush wc, semi-pedestal wash hand basin with mixer tap, panelled bath with mixer tap, and separate shower enclosure with overhead rainfall showerhead and bi-folding doors. Further benefits include a wall-mounted chrome radiator, tiled floor, recessed spot lighting, and part-tiled walls.

### Outside

Front: Brick-paved walkway, tarmac driveway providing off-street parking, and area in lawn.

Rear: Enclosed garden with brick-paved patio area, area in lawn, outside tap and light, and space for a garden shed.

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.

You can find more information about the legislation at [www.legislation.gov.uk](http://www.legislation.gov.uk)











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	87

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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