



This beautifully presented detached home is located within a highly regarded residential area on the Belfast side of Newtownards. Recently constructed and finished to an exacting standard, the property offers both quality and style in equal measure. Its excellent location provides easy access to local shops, schools, public transport links, and a wide range of amenities, making it ideal for families and commuters alike. Internally, the accommodation is bright, spacious, and thoughtfully laid out. A generous lounge with bay window provides a welcoming reception space, while the heart of the home is undoubtedly the luxury fitted kitchen with Quartz worktops, open to a casual dining area and sunroom—perfect for modern family living. There are four well-proportioned bedrooms, including a principal with ensuite, along with a contemporary main bathroom and a convenient ground floor WC. Externally, the property sits on a generous site with an enclosed rear garden, ideal for children and outdoor entertaining. A detached garage with utility area offers additional storage and practicality, while driveway parking adds further convenience. With gas fired central heating, underfloor heating to the ground floor, and uPVC double glazing throughout, this is a high-quality home that's ready to move into and enjoy.

Book your private viewing today!

**Offers Over  
£349,950**

18 Manse Gate,  
NEWTOWNARDS,  
BT23 4DG

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Viewing by  
appointment  
through agent  
028 9042 4747





- Beautifully presented detached home in a highly regarded residential location
- Recently constructed and finished to a high specification throughout
- Luxury fitted kitchen with Quartz worktops open to casual dining and sunroom
- Spacious lounge with attractive bay window
- Four well-proportioned bedrooms including principal with ensuite
- Contemporary family bathroom and ground floor WC
- Gas fired central heating with underfloor heating on the ground floor
- uPVC double glazed windows and doors
- Detached garage with utility area to the rear
- Generous site with enclosed rear garden and driveway parking
- Excellent position on the Belfast side of Newtownards, close to shops, schools, public transport, and local amenities

The Property Comprises:

## Ground Floor

ENTRANCE HALL: Welcoming entrance with tiled flooring.

CLOAKROOM/WC: Modern white suite comprising low flush WC and vanity unit with wash hand basin and mixer tap. Tiled floor and splashback. Extractor fan.



LOUNGE: 18' 11" x 11' 0" (5.77m x 3.35m) (plus bay window). Recessed spotlights.





KITCHEN/LIVING/DINING: 29' 7" x 11' 2" (9.02m x 3.4m) Exceptional open-plan space featuring a luxury fitted kitchen with an excellent range of high and low level units and quartz worktops. Undermounted sink with mixer tap, integrated appliances including fridge/freezer, dishwasher, washing machine, double oven, 5-ring induction hob and stainless steel extractor fan. Central island unit. Tiled floor, recessed lighting, and French doors leading to the rear garden.



## First Floor

LANDING: Access to hotpress and roof space (with power and light).



PRINCIPAL BEDROOM: 12' 6" x 11' 4" (3.81m x 3.45m)





ENSUITE SHOWER ROOM: Contemporary suite comprising low flush WC, vanity wash hand basin with mixer tap, and fully tiled shower cubicle with thermostatically controlled shower. Tiled floor, part tiled walls, recessed lighting, extractor fan and chrome heated towel rail.



BEDROOM (2): 11' 2" x 10' 8" (3.4m x 3.25m)

BEDROOM (3): 10' 6" x 9' 2" (3.2m x 2.79m)

BEDROOM (4): 9' 0" x 7' 1" (2.74m x 2.16m) Built-in storage cupboard.



**BATHROOM:** Luxury white suite comprising low flush WC, vanity unit with wash hand basin and mixer tap, panelled bath with mixer tap, and separate shower cubicle with thermostatically controlled shower. Tiled floor, part tiled walls, chrome towel rail and extractor fan.



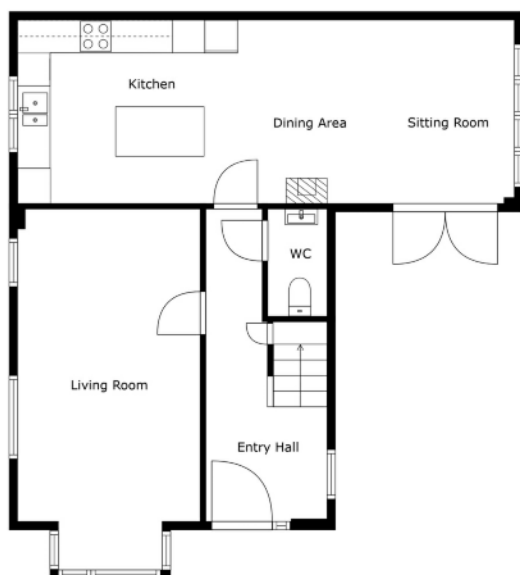
## Outside

Front and side gardens laid in lawn with tarmac driveway leading to detached garage. Fully enclosed rear garden with lawn and feature patio, ideal for outdoor entertaining. Outside tap and power socket.

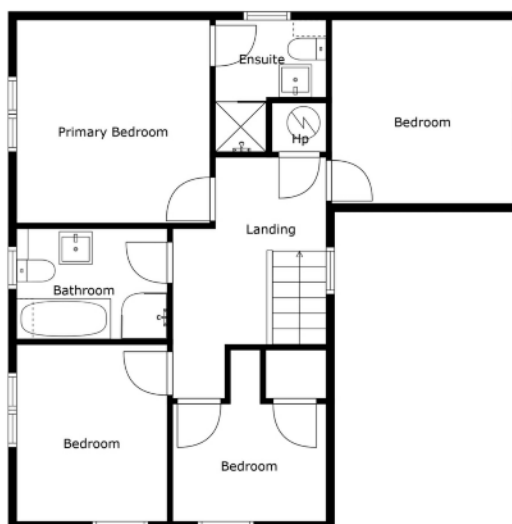
**DETACHED GARAGE:** 20' 4" x 10' 3" (6.2m x 3.12m) Roller shutter door and separate side access.



From Blair Mayne Road South, pass Ards Shopping Centre on your left and take the first left onto Manse Road. Take the immediate left into the Manse Gate development. Follow the road through the development, and Number 43 is located on the right-hand side.



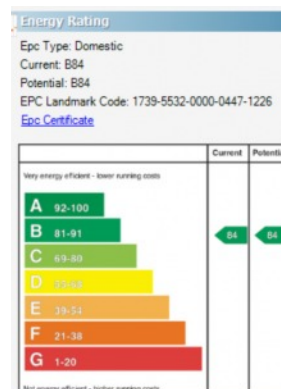
Floor 1



Floor 2

Sizes And Dimensions Are Approximate. Actual May Vary.

North Down - 028 90 42 4747  
Lisburn Road - 028 90 66 3030  
Ballyhackamore - 028 90 65 0000  
Lisburn - 028 92 66 1700  
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