



Milecross Manor is a recently constructed modern development located along the Belfast Road opposite Kiltonga Nature Reserve on the highly sought after Belfast side of Newtownards. Number 12 is well-appointed and deceptively spacious semi-detached home extending to circa 1500 sq ft. The notably spacious and bright interior is complimented by a cleverly designed layout that lends itself perfectly to modern family living. Immaculately presented, the property is finished to a high standard and tastefully decorated in neutral tones throughout. The layout comprises entrance hall, downstairs cloakroom, lounge with 'Juliet' balcony, an open plan luxury kitchen – dining – living with direct access to the garden. Upstairs are three well-proportioned bedrooms including a principal with ensuite plus main bathroom. Of note are the stunning views across the beautiful Kiltonga Nature Reserve from the main bedroom. Further investigation reveals a fully floored roof space that could be utilised as a teenager's den or home office space plus an integral garage with utility area. The location is one of the most desirable and sought after in Newtownards, coupled with the idyllic setting near Kiltonga Nature Reserve. Situated just off the Belfast Road which is on the doorstep of Newtownards town centre yet is also ideal for commuters as Belfast, Holywood and Dundonald are all close at hand. Viewing is recommended to fully appreciate all this contemporary family home has to offer.

Offers Around  
£279,950

12 Milecross Manor,  
NEWTOWNARDS,  
BT23 4ZW

---

Viewing by  
appointment  
through agent  
028 9042 4747



- Milecross Manor is a recently constructed modern development located on the highly sought after Belfast side of Newtownards
- Located opposite the beautiful Kiltonga Nature Reserve
- Well-appointed semi-detached home extending to circa 1500 sq ft
- Notably spacious & bright interior complimented by cleverly designed layout
- Finished to a high standard & decorated in neutral tones throughout
- Entrance Hall/Living Room/Open plan kitchen - dining - living
- (Contemporary kitchen with range of built in appliances, overlooking & with direct access to rear garden)
- Three well-proportioned bedrooms/Principal bedroom with ensuite plus stunning views across Kiltonga
- Fully floored roof space that could be utilised as a teenager's den or home office space
- Gas fired central heating/uPVC frame double glazed windows/High EPC rating - 'B'
- Integral garage with electric roller door & utility area
- Enclosed, low maintenance landscaped rear garden
- Conveniently located within proximity to Newtownards town centre
- Ideal for commuters as Belfast, Holywood and Dundonald are all close at hand

The Property Comprises:

### Ground Floor

ENTRANCE HALL: Composite front door, tiled floor, cloak store, recessed spotlights, service door to integral garage, stairs to first floor.

CLOAKS WC: Wash hand basin with mixer tap, tiled splashback, low flush WC, ceramic tiled floor, low voltage spotlights.

OPEN PLAN KITCHEN/DINING/LIVING AREA: 18' 5" x 15' 8" (5.61m x 4.78m) Bespoke contemporary kitchen with range of high and low level units including matching island with breakfast bar, Quartz worktops and upstands, 1.5 stainless steel sink and drainer with mixer tap, built in 4 ring gas hob with stainless steel extractor fan and hood, integrated oven, integrated microwave, integrated dishwasher, integrated fridge/freezer, wine cooler, concealed lighting, ceramic tiled floor, LED recessed spotlighting, uPVC double glazed double doors with side lights to rear garden, wired for wall mounted TV.



## First Floor

LANDING: Storage cupboard.



LIVING ROOM: 15' 7" x 12' 3" (4.75m x 3.73m) Oak flooring, LED recessed spotlighting, uPVC double glazed French doors to Juliette balcony, views towards Scrabo Tower.



BEDROOM (2): 13' 1" x 7' 6" (3.99m x 2.29m) Access to floored roofspace with light and power. (Could be utilised as teenager's den or home office).

BEDROOM (3): 10' 3" x 7' 8" (3.12m x 2.34m)



FULLY FLOORED ROOFSPACE: Light and power. Could be utilised as teenager's den or home office space, wired Ethernet cabling.

BATHROOM: Contemporary white suite comprising vanity unit with wash hand basin, mixer tap, low flush wc, panelled bath, shower enclosure with overhead shower, chrome heated towel rail, recessed spotlights, part tiled walls, ceramic tiled floor.



Second Floor

LANDING:

PRINCIPAL BEDROOM: 15' 7" x 12' 3" (4.75m x 3.73m) Views across Kiltonga towards Scrabo Tower.



Telephone 028 9042 4747  
[www.templetonrobinson.com](http://www.templetonrobinson.com)

DRESSING ROOM: Built in shelving and hanging rails.

ENSUITE SHOWER ROOM: White suite comprising vanity unit with sink, storage and mixer tap, low flush wc, shower enclosure with overhead shower, recessed spotlights, tiled walls, tiled floor.



Outside

INTEGRAL GARAGE: 18' 10" x 11' 9" (5.74m x 3.58m) Electric roller door, accessed by remote control, light and power

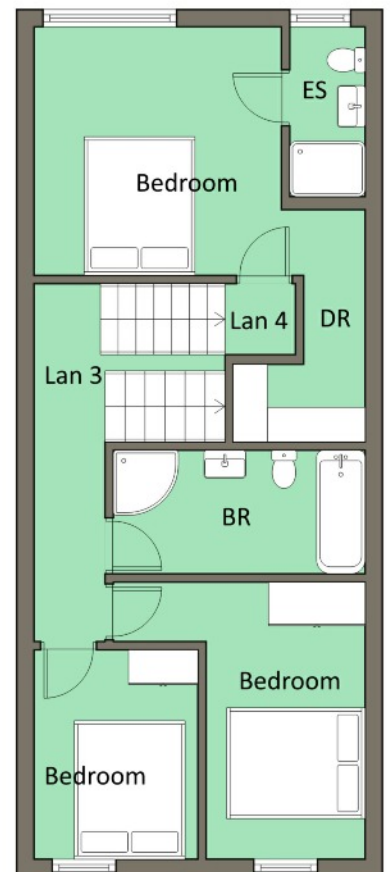
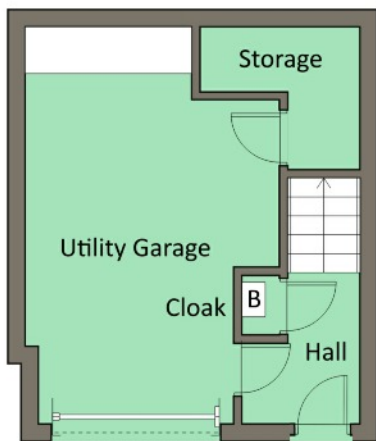
Utility Area: single drainer stainless steel sink unit with mixer tap, laminate work surfaces, low level cupboards, plumbed for washing machine, space for tumble dryer.

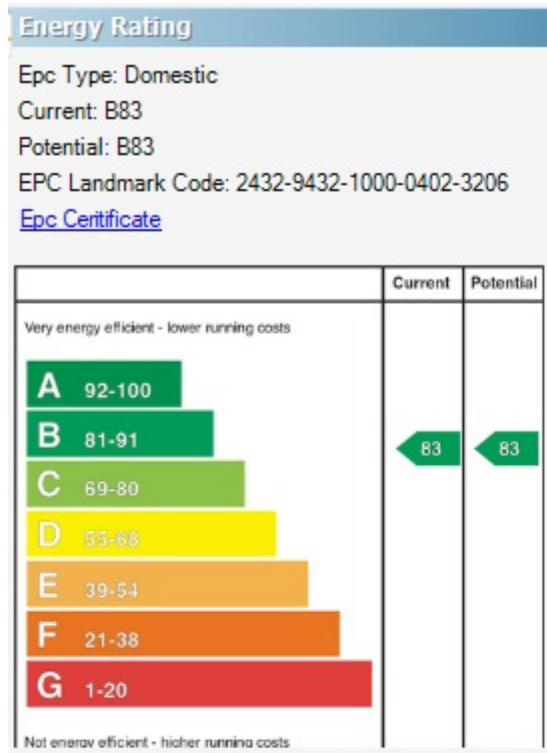


Tobermore brick driveway offering space for two vehicles.

Landscaped rear garden in AstroTurf, pebbled area, raised timber decking bordered by fencing.

Outside tap and light, gated access to front.





Location:

Travelling out of Newtownards along Church Street; At the traffic lights continue straight across onto Belfast Road. Continue for approx 0.5km - Milecross Manor is on the right hand side opposite Kiltonga Nature Reserve.

North Down - 028 90 42 4747

Lisburn Road - 028 90 66 3030

Ballyhackamore - 028 90 65 0000

Lisburn - 028 92 66 1700

www.templetonrobinson.com

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.