



Aldergrange is a prestigious development of detached homes located off Manse Road on the Belfast side of Newtownards.

Constructed by Dunlop Homes Limited, one of Northern Ireland's leading building firms, 17 Aldergrange Avenue is an impressive, detached family home occupying a delightful position set back from the road. Occupying a well-proportioned site, a spacious tarmac driveway leads to an attached double garage complimented by a notably private, south facing rear garden. Internally, the property offers a wealth of accommodation extending to approx. 2000 sq ft. Briefly comprising hallway, cloaks WC, three reception rooms plus sun room, a modern kitchen with dining area and upstairs, four well-proportioned bedrooms – principal with ensuite plus main bathroom. Further enhanced by oil fired central heating, uPVC double glazed windows, the property affords a high standard of finish, and is beautifully presented throughout.

An established, mature location, the development combines the concept of modern family living along with the convenience of Newtownards' town centre. Conveniently positioned for those wishing to commute to Belfast, the development is also nearby to various shopping facilities, renowned primary & secondary schools, local leisure centre and Kiltonga Wildlife Reserve. We are confident this wonderful home will appeal to the most discerning purchaser.

Offers Over  
£399,950

17 Aldergrange Avenue,  
Newtownards,  
BT23 4FY

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Viewing by  
appointment  
through agent  
028 9042 4747



- Prestigious development of detached homes located off Manse Road on the Belfast side of Newtownards
- Constructed by Dunlop Homes Limited, one of Northern Ireland's leading building firms
- Impressive, detached family home extending to approx 2000 sqft
- Cloaks WC
- Living Room and Dining Room
- Sitting Room leading to Sun Room
- Kitchen with casual dining area
- Utility (with service door to garage and access to rear garden)
- Four double bedrooms
- Principal bedroom with ensuite
- Luxury 4 piece bathroom
- Oil fired central heating
- Spacious tarmac driveway leading to attached double garage
- Enclosed, notably private sunny south facing rear garden
- An established, mature, highly sought after and convenient location
- Ideal location for those within to commute to Belfast and beyond
- Various shopping facilities, renowned primary & secondary schools, local leisure centre and Kiltonga Wildlife Reserve nearby
- We are confident this wonderful home will appeal to the most discerning purchaser



The Property Comprises:

Ground Floor

Composite front door with frosted double glazed side lights.

HALLWAY:

CLOAKS/WC: Low flush wc, wall mounted wash hand basin with mixer taps and splash back, ceramic tiled floor, heated towel rail, window.

LIVING ROOM: 19' 8" x 12' 10" (6m x 3.9m) Attractive feature fireplace, carved mahogany surround, cast iron decorative tiled inset and hearth.



DINING ROOM: 14' 9" x 11' 10" (4.5m x 3.6m) Cornice ceiling, ceiling rose.



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SITTING ROOM: 12' 10" x 11' 10" (3.9m x 3.6m) Oak strip wooden floor, double glazed sliding doors to . . .



SUN ROOM: 15' 5" x 10' 6" (4.7m x 3.2m) Fully uPVC double glazed, pine tongue and groove ceiling with low voltage spotlights, uPVC double glazed doors to exterior.



KITCHEN: 16' 5" x 11' 10" (5m x 3.6m) Modern Walnut effect kitchen with excellent range of high and low level units, granite worktops, upstands and sills, stainless steel 1.5 sink unit with Quooker tap, built-in electric oven with microwave above, built-in 4 ring ceramic hob with stainless steel extractor fan, built-in dishwasher, low level fridge, space for fridge freezer, ceramic tiled floor, concealed lighting.





UTILITY ROOM: 18' 1" x 5' 11" (5.5m x 1.8m) Range of low level units, composite 1.5 sink unit with drainer and mixer taps, laminate worktops, plumbed for washing machine, space for fridge freezer, uPVC double glazed door to outside. Service door to garage.

First Floor

LANDING:

BEDROOM (1): 16' 5" x 13' 5" (5m x 4.1 m) (at widest points).

ENSUITE SHOWER ROOM: Fully tiled built-in shower cubicle with mains shower unit, pedestal wash hand basin with mixer taps, low flush wc, heated towel rail, fully tiled walls, ceramic tiled floor, extractor fan, window.



BEDROOM (2): 12' 10" x 11' 10" (3.9m x 3.6m)





BEDROOM (3): 11' 10" x 11' 10" (3.6m x 3.6m) Dormer window.

BEDROOM (4): 11' 10" x 10' 6" (3.6m x 3.2m)



BATHROOM: Luxury 4 piece suite comprising free standing bath with mixer taps and telephone hand shower, fully tiled built-in shower cubicle with Aqualisa electric shower unit, wash hand basin with mixer taps and low level cupboards, fully tiled walls, ceramic tiled floor, heated towel rail, extractor fan, shaver point.



Slingsby ladder to floored roofspace with light.



## Outside

Spacious tarmac driveway offering ample parking for several vehicles.

DOUBLE GARAGE: 18' 1" x 17' 5" (5.5m x 5.3m) Twin up and over door, power and light.

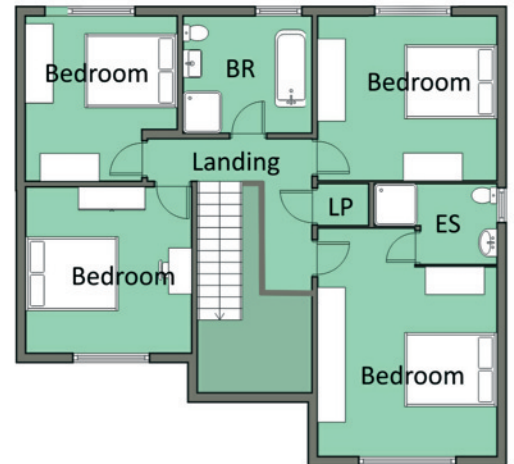
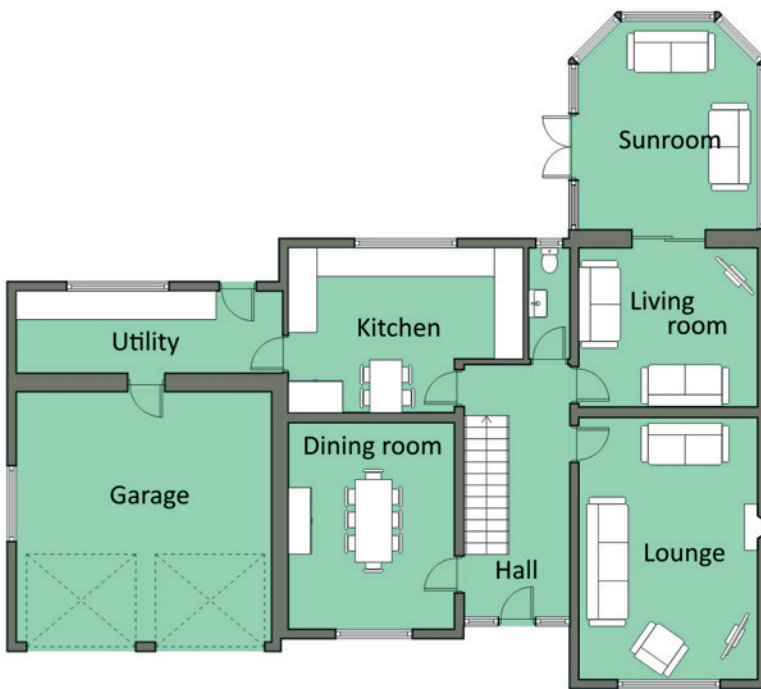
Front garden in lawn. Enclosed, notably private, sunny south facing rear garden in lawn with paved patio bordered by hedging and fencing. Timber shed, outside tap and light.





Location:

Travelling along Blair Mayne Road, turn left onto Manse Road. Continue to the end of the road onto Aldergrange Park. Take a right turn onto Aldergrange Avenue. Number 17 is on the right.



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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