

ULSTER PROPERTY SALES

# UPS

## NEWTOWNARDS BRANCH

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Down, BT23 7HZ

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**120 REGENCY PARK,  
NEWTOWNARDS, BT23 8ZG**

**OFFERS AROUND £269,950**



Located in the desirable Regency Park area of Newtownards, this exceptional detached family home offers a perfect blend of space, comfort, and modern living. The home features four well proportioned bedrooms, including a primary suite complete with an ensuite shower room.

The ground floor boasts a welcoming living room with a feature wall mounted electric fireplace and an open-plan kitchen/dining area that is perfect for entertaining. A guest WC on the ground floor adds to the practicality of this well-designed home, while a family bathroom on the first floor ensures ample facilities for all.

The property is situated within walking distance to Newtownards, providing easy access to local amenities and key arterial routes to Belfast, making it an excellent choice for commuters.

Additionally, the utility room offers convenient access to the rear garden, enhancing the functionality of this remarkable family residence. Viewing is highly recommended to truly appreciate the quality and charm of this outstanding home.



## Key Features

- Fantastic Detached Family Home In The Popular Regency Park Development
- Open Plan Kitchen/Dining Room With Kitchen Island And Range Of Appliances
- Four Bedrooms, Primary With Ensuite & Family Bathroom With White Suite
- Gas Fired Central Heating System And uPVC Double Glazing Throughout
- Spacious Dual Aspect Living Room With Feature Wall Mounted Electric Fire
- Ground Floor Toilet Suite And Fully Fitted Utility Room Off The Kitchen
- Walking Distance To Newtownards, Local Amenities And Arterial Routes To Belfast
- Viewing Is Highly Recommended For This Exceptional Family Home



### Accommodation Comprises;

#### Entrance Hallway

Tiled floor and built in storage.

#### Living Room

11'3" x 15'8"

Dual aspect windows and feature wall mounted electric fire.

#### Kitchen/Dining Room

18'5" x 12'7"

Range of high and low level units, granite work surfaces, integrated appliances to include; fridge freezer, oven and four ring gas hob and dishwasher, inset stainless steel sink unit with mixer tap and drainer, stainless steel extractor fan, partly tiled walls, tiled floor, island with storage, space for informal dining, recessed spotlighting, access to separate utility room and double doors to rear garden.

#### Utility Room

7'2" x 5'3"

Range of low level units, granite work surfaces, plumbed for washing machine, space for tumble dryer, ceramic tiled flooring, door to rear garden,

#### Guest W.C

White suite comprising wall mounted wash hand basin with tiled splashback and mixer tap, low flush wc, tiled flooring, recessed spotlighting and extractor fan.

#### First Floor

#### Landing

Storage cupboard.

#### Bedroom 1

10'0" x 12'2"

Double room.

#### En-Suite Shower Room

White suite comprising shower enclosure with overhead shower, sliding glass doors, semi pedestal wash hand basin with mixer tap and tiled splashback, low flush wc, tiled flooring, recessed spotlighting and extractor fan.

#### Bedroom 2

10'0" x 11'3"

Double room.

#### Bedroom 3

8'1" x 11'10"

Double room.

#### Bedroom 4

8'1" x 8'5"

#### Bathroom

White suite comprising panelled bath with mixer tap, semi pedestal wash hand basin with mixer tap and tiled splashback, low flush wc., tiled flooring, recessed spotlighting and extractor fan.

#### Outside

Front & Side; Area in lawn, tarmac driveway for two vehicles, mature plants and outside tap.  
Rear; Patio area, paved walkway, outside light and enclosed garden.











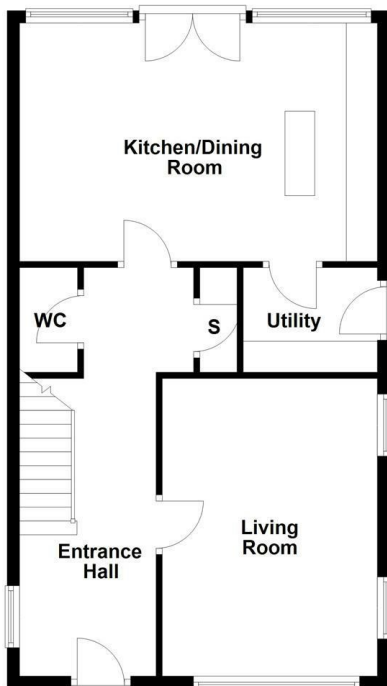




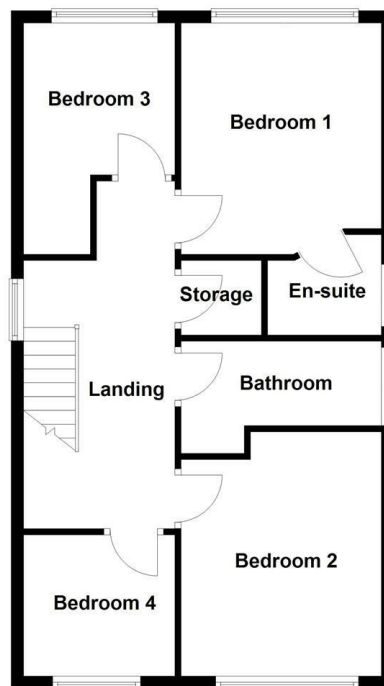




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	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.

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