



3 REGENCY PARK

BANGOR BT19 6WX

Offers Around

£389,950



HOUSE - DETACHED

| 4 | NO | 3

Add text here

- Outstanding Extended Detached Family Home
- Cul-de-Sac Position Within Extremely Popular and Sought After Location
- Well Presented Throughout Leaving Little Left to do but Move in and Enjoy
- The Property Possesses That All Important Feeling of Warmth and Ambiance
- Bright, Spacious and Flexible Accommodation
- Living Room with Feature Herringbone Style Flooring, Sandstone Fireplace and Cast Iron Wood Burning Stove
- Family Room with Gas Coal Effect Fire
- Superb Modern Fitted Kitchen with Quartz Work Surfaces and Range of Integrated Appliances to Include Wine Cooler, Open Plan to Dining Area
- Sun Room with Fantastic Aspect Overlooking the Rear Garden, Located off Kitchen with Casual Dining Area
- Four Well Proportioned Bedrooms All with Built-in Furniture



ROOM DETAILS

COVERED
ENTRANCE
PORCH

RECEPTION
HALL

LIVING ROOM
(18'4" x 13'4")

FAMILY ROOM:
(14'8" x 9'8")

SUPERB MODERN
FITTED KITCHEN
OPEN PLAN TO
CASUAL D

SUN ROOM
(15'0" x 10'7")

FULLY TILED
SHOWER ROOM

STAIRS TO FIRST
FLOOR

BEDROOM (1):
(24'8" x 10'8")

BEDROOM (2):
(14'0" x 10'10")

BEDROOM (3):
(12'8" x 9'8")

BEDROOM (4):
(9'4" x 8'2")

BATHROOM:

Outside

INTEGRAL
GARAGE
(19'0" x 10'4")

UTILITY ROOM

Outside.



DIRECTIONS

Travelling along the A2 past Bloomfields Shopping Centre, take the 3rd exit at the Gransha Road round-about onto the Gransha Road, take the first left onto the Old Gransha Road, Regency Park is on the left.



THE LOCAL AREA

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

Scan QR code for more details and to arrange a viewing.

OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

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