

24 Regency Square, Bangor,
County Down, BT19 7FX

Asking Price: £175,000

 **Reeds Rains**

reedsrains.co.uk

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Asking Price: £175,000

EPC Rating: TBC

Description

Perfectly positioned in a sought-after and highly convenient location, 24 Regency Square presents an ideal opportunity for first-time buyers or savvy investors. This well-maintained 3-bedroom townhouse boasts a spacious master bedroom with en-suite, a modern white bathroom suite with shower, and bright, airy interiors throughout. The ground floor features a well-equipped kitchen, dining area, and a welcoming lounge with double-glazed doors opening to a private, south-facing rear garden – perfect for relaxing or entertaining. With gas heating and full double glazing, comfort and efficiency are assured. The property also benefits from off-street parking, adding everyday convenience. Located close to schools, shops, and excellent transport links, this home is a smart choice for those seeking modern living in a prime Bangor setting. Early viewing is highly recommended to appreciate all this home has to offer.

Reception Hall

Front door with double glazed top light, laminate wooden floor.

Cloakroom / WC

White suite comprising: Dual flush WC, pedestal wash hand basin with tiled splashback, laminate wooden floor.

Kitchen / Dining

14'11" x 9'8" (4.55m x 2.95m)
Single drainer stainless steel sink unit with mixer taps, excellent range of high and ow level units with laminated work surfaces, built in oven and 4 ring ceramic hob, stainless steel chimney extractor fan, Gas fired boiler, plumbed for washing machine, part tiled walls, ceramic tiled floor, casual dining area.

Lounge

15'11" x 12'2" (4.85m x 3.7m)
Laminate wooden floor, feature wooden fireplace with slate inset and hearth, laminate wooden floor. uPVC double glazed sliding patio doors to rear garden.

First Floor Landing

Access to roof space, airing cupboard.

Bedroom 1

11'9" x 11'9" (3.58m x 3.58m)
Range of built in robes with sliding doors, laminate wooden floor.

Ensuite shower room

White suite comprising: Fully tiled built in shower cubicle with thermostatically controlled shower, dual flush WC, pedestal wash hand basin, ceramic tiled floor, part tiled walls.

Bedroom 2

11'5" x 11'2" (3.48m x 3.4m)
Laminate wooden floor.

Bedroom 3

8'6" x 8'6" (2.6m x 2.6m)
Laminate wooden floor.

Bathroom

9'2" x 8'11" (2.8m x 2.72m)
White suite comprising: Panelled bath with mixer taps, Fully tiled built in shower cubicle with thermostatically controlled shower unit, pedestal wash hand basin, dual flush WC, ceramic tiled floor, part tiled walls.

Outside

Tarmac driveway to car parking space.

Gardens

Enclosed rear garden in lawns and patio area with a private south facing aspect.

NB

CUSTOMER DUE DILIGENCE As a business carrying out estate agency work, we are

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To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

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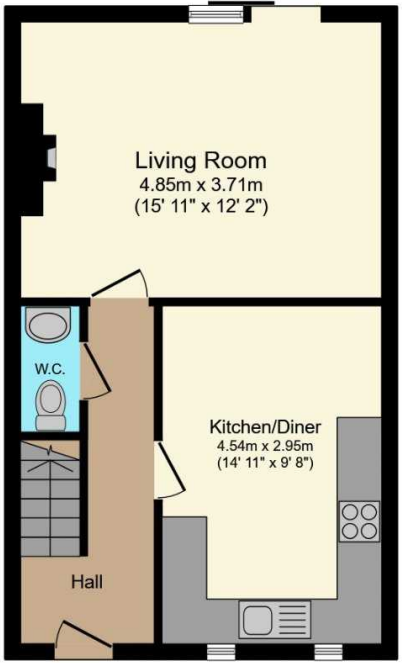
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All Measurements
All Measurements are Approximate.

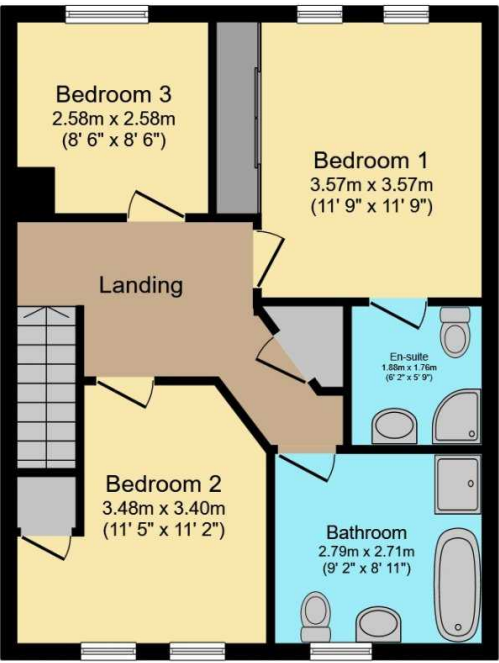
Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



Ground Floor

Total floor area 92.7 sq.m. (997 sq.ft.) approx



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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