

19 Prince Regent Avenue , Newtownards, BT23 7DA

Located in one of Newtownards newest and most desirable residential locations this beautiful detached home is nearly new but benefits from some additional upgrades that will set it apart and make it a highly desirable first or next home.

The property offers 3 well proportioned bedrooms, including a master with luxury en-suite shower room and two with views towards Strangford Lough, a luxury bathroom, with both bath & separate shower, a beautiful lounge, with multi fuel stove, and a lovely kitchen with dining area and patio doors to the rear garden. The property is presented to an excellent standard and benefits from uPVC double glazing, Phoenix gas central heating, uPVC porch canopy and shutters to front windows. In addition there is a ground floor WC and understairs storage cupboard plumbed for washing machine. Externally the property boasts a pleasant "south facing" rear garden, in lawn with paved patio, and a tarmac driveway plus small lawn to the front.

All in all this is a nearly new home, presented to a luxury "turn key" finish and ready for a new owner so contact us today to secure your personal viewing and avoid missing out.

Offers Around £279,950

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- Beautiful, modern, detached home in a much sought after area
- Lounge with multi fuel stove with slate hearth
- Gas fired central heating
- Please see our website for full details
- Ideal commuter base for access to Belfast or Bangor
- Modern 'Shaker style' kitchen
- Upvc double glazing with composite front door
- 3 bedroom - Master bedroom with en suite shower room
- Modern bathroom suite with separate shower cubicle
- Enclosed garden to rear in lawns with paved patio area

Entrance

Entrance Hall

Lounge

15'5x14 (4.70mx4.27m)

Kitchen/Diner

10'10x18'3 (3.30mx5.56m)

WC

6'6x3'5 (1.98mx1.04m)

Landing

Bedroom 1

13'1x14 (3.99mx4.27m)

En Suite

9'6x3'11 (2.90mx1.19m)

Bedroom 2

9'1x11'3 (2.77mx3.43m)

Bedroom 3

11'9x8'10 (3.58mx2.69m)

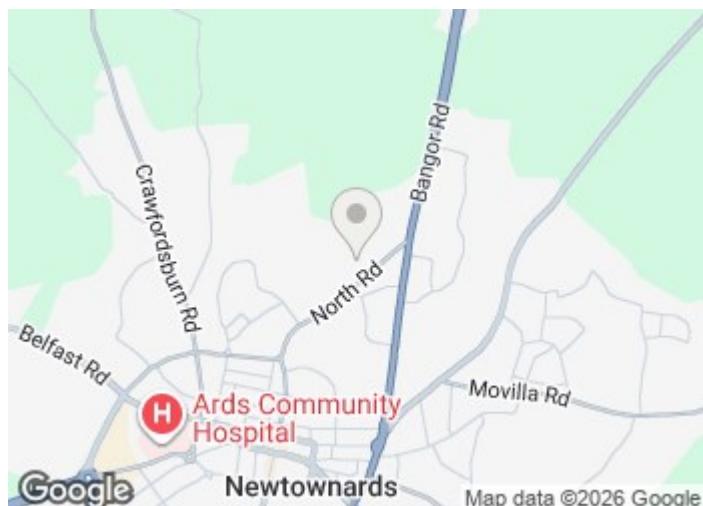
Bathroom

9'11x6'10 (3.02mx2.08m)

Outside

Tenure

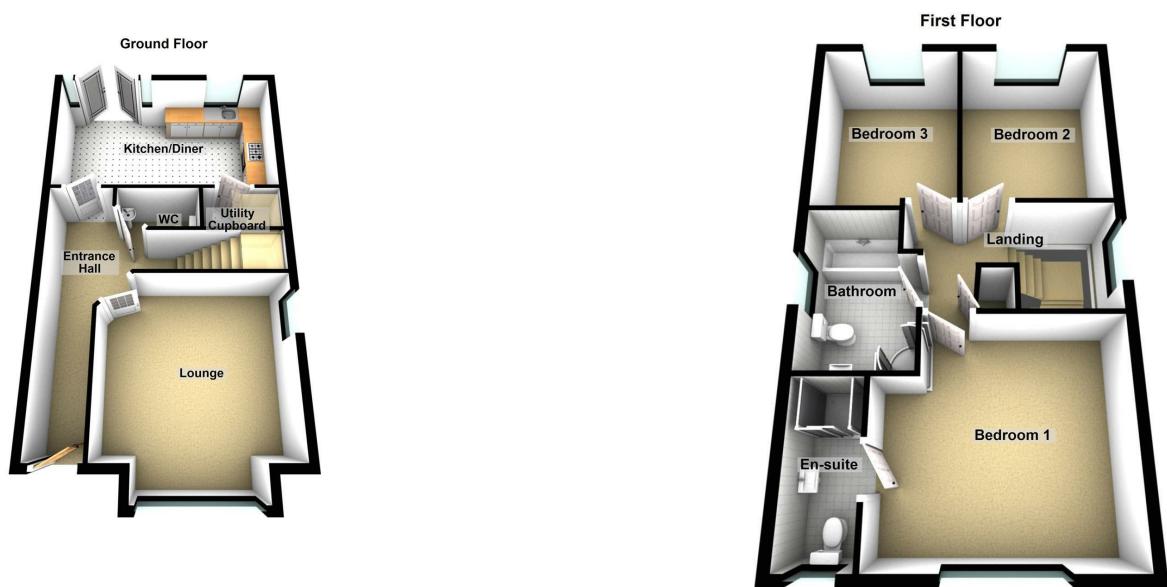
Property misdescriptions



Directions



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			
(81-91) B		82	82
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Northern Ireland		EU Directive 2002/91/EC	